

Planning Committee Agenda



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

Reserve Members: Toni Letts, Bernadette Khan, Caragh Skipper,
Stephen Mann, Pat Clouder, Andrew Pelling, Michael Neal,
Richard Chatterjee, Ola Kolade and Jade Appleton

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 26 August 2021** at the rise of Planning Sub-Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

ASMAT HUSSAIN
Executive Director of Resources and
Monitoring Officer (Interim)
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning
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www.croydon.gov.uk/meetings
Wednesday, 18 August 2021

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:

<https://civico.net/croydon/meetings/13143>

If you would like to attend in person please note that spaces are extremely limited and are allocated on a first come first served basis. If you would like to attend in person please email democratic.services@croydon.gov.uk by 5pm the working day prior to the meeting to register your interest.

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings here before attending.

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

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting

To approve the minutes of the meetings held on Thursday 15 July 2021 and Thursday 29 July 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 7 - 8)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 20/05575/FUL 16 Smitham Downs Road, Purley CR8 4NB
(Pages 13 - 46)

Demolition of existing dwelling, erection of 1 no. 3/4 storey corner block with basement parking, cycle stores and refuse consisting of 9 units.

Ward: Purley and Woodcote
Recommendation: Grant permission

6.2 20/06224/FUL 922 - 930 Purley Way, Purley, CR8 2JL
(Pages 47 - 130)

Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 10 storey's comprising 141 flats with associated land level alterations, landscaping, access, cycle and car parking.

Ward: Purley and Woodcote
Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 131 - 132)

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

8.1 Weekly Planning Decisions (Pages 133 - 252)

Attached is the list of Delegated and Planning Committee/Sub-Committee decisions taken between 17 July 2021 and 13 August 2021.

9. Exclusion of the Press & Public

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

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

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

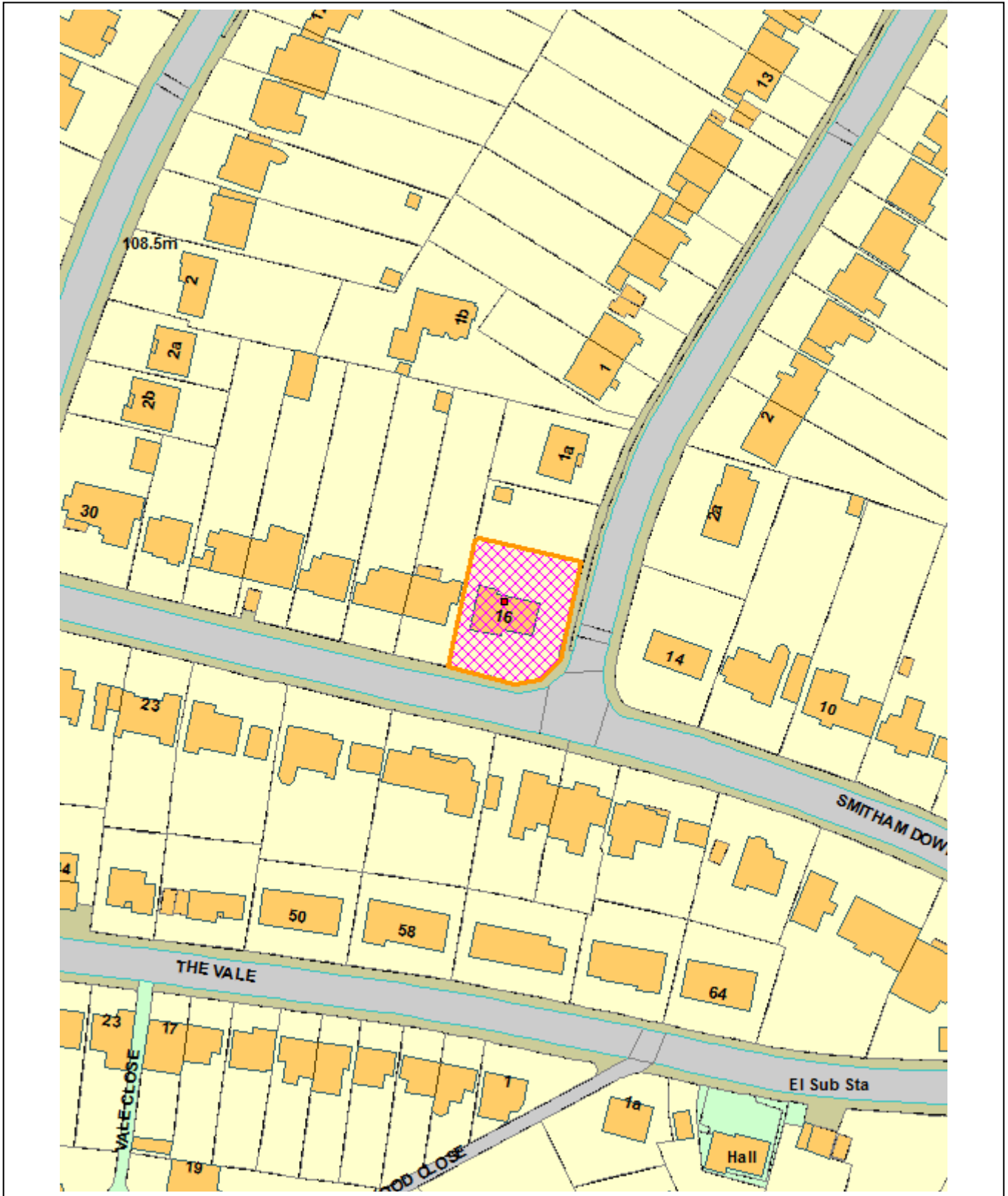
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1 SUMMARY OF APPLICATION DETAILS

Ref: 20/05575/FUL
Location: 16 Smitham Downs Road, Purley CR8 4NB
Ward: Purley and Woodcote
Description: Demolition of existing dwelling, erection of 1 no. 3/4 storey corner block with basement parking, cycle stores and refuse consisting of 9 units
Drawings Nos: 0813 EX01; 02B; 03; 04; 05; 06; 07; 08; PR01; 02B; 03B; 04A; 05A; 06B; 07A; 08B; 09B; 10B; 11B; 12B; 13B; 14A; 15A; 16A; 17; 18; 19; 20; 21, 22, Landscape Design Rev B
Applicant: Atollo Limited
Agent: Charles Browne-Cole, Context Architecture
Case Officer: Yvette Ralston

1.1 This application was originally presented to Planning Committee on 15th July 2021. The original committee report is included at Appendix 1.

1.2 The Planning Committee deferred making a decision on the application so the applicant could address the following points:

- Amend the materials and design so that they are more in keeping with the character of the area
- Provide improved security to the play space and improved usability of the front amenity space (by revisiting the gradient)
- Address the relationship with neighbouring buildings in greater detail

1.3 This application was originally reported to Planning Committee in accordance with the following Committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria

1.4 Amended plans were provided on 29/07/21 (uploaded to the website on 30/07/21).

2 RECOMMENDATION

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

- Completion of a legal agreement to secure a financial contribution of £13,500 for sustainable transport improvements and enhancements.

- 2.1 That the Director of Planning and Strategic Transport has delegated authority to negotiate detailed terms of the legal agreement, securing additional/amended obligations if necessary.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan
4. Materials / details to be submitted
5. Submission of SUDS details

Pre-Occupation Conditions

6. Submission of management plan for the hard and soft landscaping, child play and communal amenity space (details in accordance with plans)
7. Foul water drainage (Thames Water condition)
8. Surface water drainage (Thames Water condition)

Compliance Conditions

9. Implementation of cycle storage and refuse storage as shown on plans prior to occupation
10. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
11. Implementation of EVCPs as shown on plans
12. Development in accordance with accessible homes requirements
13. Obscure glazing on windows at first floor and above on north and west elevations
14. Compliance with energy and water efficiency requirements
15. 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 11)
8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3 LOCAL REPRESENTATION

- 3.1 Re-consultation has not taken place because the amendments are not material in nature.
- 3.2 141 objections have been received to the proposal and one letter in support. This represents two more objections than previous received which raise no new issues.

4 MATERIAL PLANNING CONSIDERATIONS

- 4.1 The main planning issues detailed additionally since Planning Committee deferral are set out below:

- Design
- Communal amenity space and play space
- Impacts on neighbouring amenity

Design

- 4.2 When originally presented to Planning Committee on 15th July, the proposed scheme was a building in red stock brick with dark grey roof tiles:



Proposed CGI (previous)

- 4.3 Members raised concerns about the appropriateness of the bricks in the context of the area which predominantly comprises buildings in white render. The bricks have now been revised to be yellow/buff bricks with dark grey roof tiles:



Proposed CGI (revised)

- 4.4 The revised bricks are considered to be a more appropriate contextual approach which responds positively to the character of the area, in accordance with Local Plan policies SP4 and DM10.1.
- 4.5 The detailing on the brickwork has also been refined to include thinner banding (lighter toned bricks) around the ground and first floor windows which appears more subtle than the previous banding, whilst still providing some contrast to break up the massing.
- 4.6 Brick details/colours have been identified in the revised elevation drawings (PR10B, 11B, 12B, 13B) and are acceptable. Final details would be approved by condition (as previously).

Communal amenity space and play space

- 4.7 Concerns were raised at committee about the gradient and usability of the communal amenity space at the front of the site, and the security of the play space at the rear.

- 4.8 In the revised plans, an area of the communal amenity space at the front has been plateaued adjacent to the building and the walkway on the south side from the rear garden to the front garden is on a gentle gradient of 1:12. This provides additional usable amenity space. As this is set above the existing level and the road level, this terminates approximately 2.5m from the front elevation to allow a return to the natural ground level. Railings are proposed to this area to minimise the impact on the streetscene and a sense of enclosure at the front. Defensible planting to prevent overlooking of adjacent bedroom windows can be incorporated into the detailed design of the landscaping. This space is fully accessible and inclusive and offers good privacy for users in accordance with Local Plan policy DM10.5 and London Plan policy D5.
- 4.9 A security gate has been introduced to the walkway to ensure that access cannot be gained to the playspace or the rear amenity space from outside the side. This space is adequately secure and is overlooked by residents in accordance with London Plan policy S4.



Proposed section of west elevation

Impacts on neighbouring amenity

- 4.10 Concerns were raised at committee about the impact of the development on neighbouring amenity. The closest neighbouring properties are 18 Smitham Downs Road to the west and the new property under construction to the north (rear of 16 Smitham Downs Road). Impacts on neighbouring amenity were considered acceptable by officers at the previous committee for the following reasons:

18 Smitham Downs Road

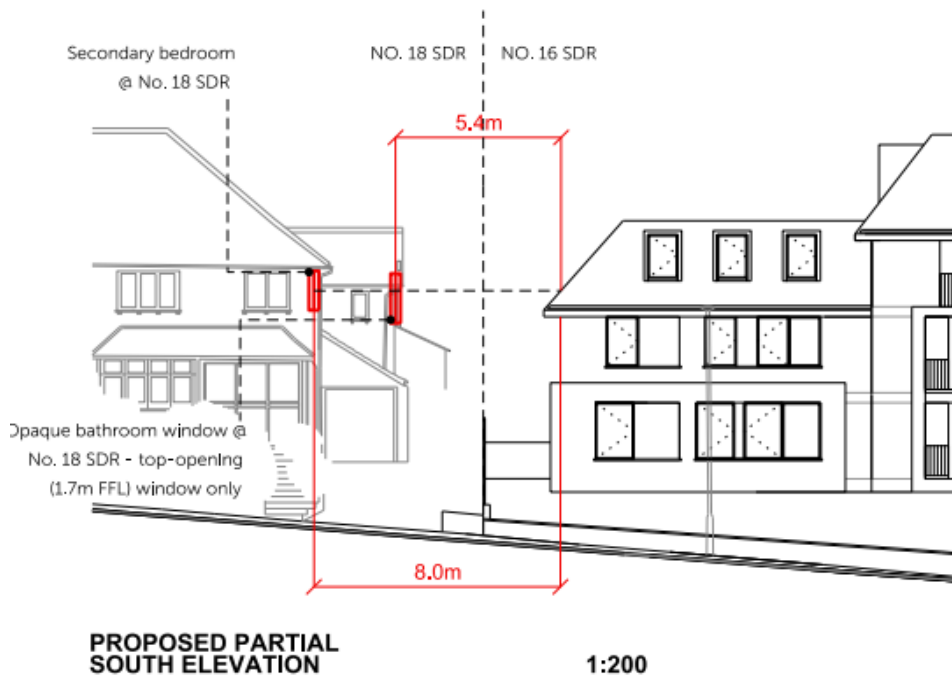
- No breach of 45 degree line in plan or elevation
- The site is at a lower land level than number 18 and the part of the building closest to number 18 is kept low at 2 storeys plus roof with an eaves and ridge height which is lower than number 18. It is not materially different to the existing situation and is not overbearing.
- Windows facing the site from number 18 include an obscure bathroom window (not habitable) and a secondary bedroom window. The secondary bedroom window is separated from the site by 8m and given the aforementioned land levels and modest 2 storey height of the proposed building, impacts would be negligible; plus the bedroom has its main window on the front of the property which would not be affected. [Note: the committee report previously stated that the separation distance was 4m – that is the separation distance at ground level from the side of the building to the garage of number 18, not the separation distance to the window which is 8m).
- All windows on the flank elevation of the proposed building are secondary windows which would be obscured so there would be no overlooking.
- The balcony to flat 5 has a privacy screen on the side to prevent overlooking to the garden of number 18 and the balcony to flat 7 is fully inset within the roof so sideways overlooking is not possible.
- The raised amenity space at the front would be adequately screened to the side boundary to prevent overlooking.

R/O 16 Smitham Downs Road

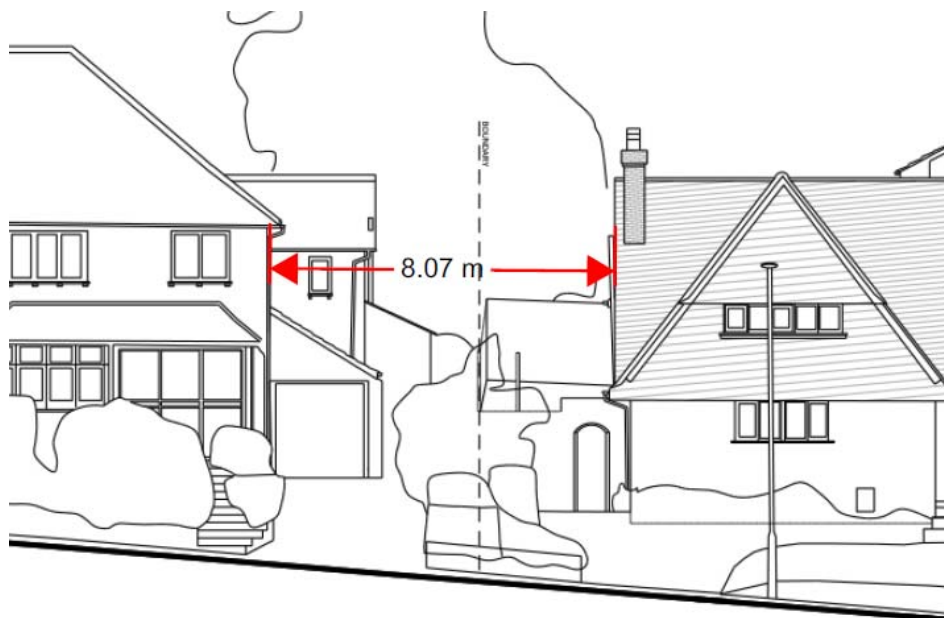
- This property has one window facing the site at first floor level which is a secondary window to a bedroom and is obscured.
- The part of the proposed building closest to the property at the rear is 2 storeys plus roof and is 4m from the property. (Note: the patio space shown on the site plan in proximity to this property is external space which is connected to the building by a sliding door).
- The proposed north facing windows at first and second floor level are obscured to avoid overlooking
- The balcony of flat 5 would have a view towards the garden of this property at a distance of 9.5m. This separation distance is considered acceptable.

Minor amendments/further information

- 4.11 Given the above, it was not deemed necessary to make any amendments to the mass or positioning of the building. The following clarifications are provided with regards to the separation distances:



Proposed separation distance between windows of 16 and 18 Smitham Downs Road



Existing separation distance between windows of 16 and 18 Smitham Downs Road

4.12 The following minor changes have also been made:

- Repositioning of window at first floor level (flat 5) so that it is not in proximity to the bedroom window of number 18, plus it is obscured (as previously) but also now openable only above 1.7m.
- The obscure roof level windows on the west elevation are now smaller velux style windows
- The west facing en-suite bathroom windows of the third floor (roof level) of the taller element have been obscured – this is for occupier’s privacy rather than overlooking concerns.

Conclusion

4.13 Following deferral of this item at committee on 14th July for reasons related to design, communal space and amenity impacts, these issues have now been resolved by amendments including a revised choice of materials, improvements to the front amenity space and play space, and minor tweaks/clarifications regarding impacts on neighbouring amenity. It is considered that Members’ concerns have now been addressed.

4.14 It should be noted that the addendum to committee on the 14th July considered the cumulative parking impacts of this proposal with the scheme proposed at 5 Smitham Downs Road (20/05370/FUL). That scheme was refused by Committee and so these considerations are no longer required.

4.15 The benefits of the scheme include provision of new housing with an appropriate housing mix in a well-designed scheme which has a high quality appearance and enhances the character of the area. A good standard of accommodation is provided and accessibility and security have been well considered. Provision of underground car parking means that ample landscaping can be provided on this corner site, which results in an improvement to the streetscene. The living conditions of adjoining occupiers are protected from undue harm.

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

4.17 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report and the original report.

Appendix 1: Committee report from 14th July

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1.0 APPLICATION DETAILS

Ref: 20/05575/FUL
 Location: 16 Smitham Downs Road, Purley CR8 4NB
 Ward: Purley And Woodcote
 Description: Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.
 Drawing Nos: 0813 EX01; 02; 03; 04; 05; 06; 07; 08; PR01; 02A; 03A; 04; 05; 06A; 07A; 08A; 09A; 10A; 11A; 12A; 13A; 14A; 15A; 16A; 17; 18; 19.
 Agent: Charles Browne-Cole, Context Architecture
 Applicant: Atollo Limited
 Case Officer: Yvette Ralston

	1 bed	2 beds	3 bed	TOTAL
Existing	0	0	1	1
Proposed (all market housing)	1 (1 x 1b2p)	5 (3 x 2b3p, 2 x 2b4p)	3 (2 x 3b4p, 1 x 3b5p)	9

Number of car parking spaces	Number of cycle parking spaces
6	18 long-stay + 2 visitor

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.
- Membership of car club for all residents for 3 years.

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. Submission of SUDS details

Pre-Occupation Conditions

6. Submission of management plan for the hard and soft landscaping, child play and communal amenity space (details in accordance with plans)
7. Reinstatement of vehicle crossover on Smitham Downs Road
8. Foul water drainage (Thames Water condition)
9. Surface water drainage (Thames Water condition)

Compliance Conditions

10. Implementation of cycle storage and refuse storage as shown on plans prior to occupation
11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Implementation of EVCPs as shown on plans
13. Development in accordance with accessible homes requirements
14. Obscure glazing on windows at first floor and above on north and west elevations
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 (in relation to condition 7)
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 11)
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
 - Erection of a replacement part 3, part 4 storey building comprising 9 flats
 - 6 parking spaces and 18 cycle parking spaces in an underground car park accessed from Woodcrest Road
 - Communal and private amenity space, play space and hard and soft landscaping including new trees
- 3.2 During the assessment of the application, minor amendments to the design and site plan have been made, including:
- Removal of 3 car parking spaces on the front forecourt and removal of crossover on Smitham Downs Road, and replacement with additional landscaping and amenity space.
 - Revised materials and tweaks to the proportions of the building
- 3.3 These amendments were not material in nature and did not require public re-consultation.



Site and Surroundings

- 3.4 The site is a corner plot at the junction of Smitham Downs Road and Woodcrest Road. The existing property on the site is a traditional suburban style 2 storey detached property with a pitched roof and gables in white render and hung tile. The site slopes upwards from Smitham Downs Road towards the north, and Smitham Down Road slopes upwards from east to west. The frontage of the site is predominantly grass with an area of hardstanding for car parking which is accessed via a crossover from Smitham Downs Road, and there are steps leading directly from the corner of the site to the front door. The existing property has a north facing garden to the rear which is screened from Woodcrest Road

by poor quality hedging. The wider area is suburban and residential in character, comprising detached properties of varying styles and materials.

- 3.5 The development to the rear is for a 2-storey 3-bed house fronting onto Woodcrest Road (permitted under application ref: 18/05067/FUL) which is currently under construction. The site itself is not subject to any specific land use designations. Smitham Downs Road is a classified road and the site has a PTAL rating of 2. The site is at medium risk of surface water flooding.



Aerial view of site

Planning History

- 3.6 Site history is set out below.

Reference	Description	Decision	Date
20/00271/DISC (Land R/O 16 Smitham Downs Road)	Discharge of conditions 2 (Various details) 7 (Materials), 8 (Landscaping), 11 (carbon reduction) attached to to permission 18/05067/FUL for erection of a two-storey three bedroom detached house, provision of vehicular access, parking spaces and amenity space (amendment to planning permission 17/02815/FUL).	Approved	29.06.2020

18/05067/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two-storey three bedroom detached house, provision of vehicular access, parking spaces and amenity space (amendment to planning permission 17/02815/FUL)	Permission granted	06.03.2019
18/01565/HSE (16 Smitham Downs Road)	Erection of single / two storey side / rear extensions; the erection of a rear dormer window; and demolition of two chimneys.	Permission granted	23.05.2018
17/02815/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two storey 3 bedroom detached house fronting onto Woodcrest Road	Permission granted	09.08.2017
16/05766/FUL (Land R/O 16 Smitham Downs Road)	Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking	Permission granted	05.01.2017
16/02874/P	Erection of a two storey two bedroom house at rear; formation of vehicular access onto Woodcrest Road and provision of associated parking	Application withdrawn	N/A
08/00956/P	Erection of three bedroom detached chalet bungalow at rear fronting Woodcrest Road with integral garage; formation of vehicular access onto Woodcrest Road and provision of associated parking	Permission refused	19.05.2008

3.7 A pre-app took place before submission of the current scheme:

- 20/01748/PRE: Demolition of single family dwelling and erection of 1 no. 3/4 storey corner block with basement parking, cycle stores and refuse consisting of 1 one bedroom unit, 5 two bedroom units and 3 three bedroom units. 9 units in total.

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 and the need for housing nationally and locally.

- The proposal includes a mix of different sized units including 30% 3-bed units and provides 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 proposed landscaping scheme will result in an enhancement to the street scene and in increase in the number of trees on the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

Thames Water

- 5.1 No objection subject to conditions regarding details of surface water drainage and foul water drainage.
- 5.2 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 6 letters of notification to neighbouring properties.
- 6.2 The number of representations received in response to the consultation are as follows. It should be noted that there are instances of multiple / duplicate entries submitted by the same objectors and these have been counted individually.
- 6.3 No of individual responses: 111; Objecting: 110; Supporting: 1
- 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>	
Overdevelopment of the site and around the junction	Addressed in paragraphs 8.5-8.12 of this report
Too high and dominates neighbouring properties which are 2 storeys	
Overbearing as the plot is raised	
Design out of keeping with the street. Too urban	
Underground parking out of keeping with the area	

Rear building line is beyond neighbouring properties	
Highways impacts	
Inadequate car parking resulting in pressure on surrounding roads including at the junction which will be dangerous	Addressed in paragraphs 8.27-8.35 of this report
Additional parking on the main road makes emerging from junctions e.g. The Horseshoe dangerous.	
Smitham Downs Road is a bus route and is heavily used by school children and elderly people and construction will make the road unsafe	
Entrance to the car park is a safety issue for children crossing Woodcrest Road	
Do not support digging into the ground for underground parking	
White/yellow lines should be extended to all junctions round the Vale, Downlands Road and Woodcrest road	
Neighbouring amenity impacts	
Detrimental to the amenity of neighbouring occupiers	Addressed in paragraphs 8.18-8.23 of this report.
Overlooking towards number 17 opposite due to the number of windows and balconies facing the street	
Overshadowing and overlooking to 1a Woodcrest Road (and other properties on Woodcrest Road)	
Overshadowing and overlooking to 14 Smitham Downs Road	
Quality of accommodation	
Inadequate amenity space for residents. It will also be in the shade and is on a slope.	Addressed in paragraph 8.16 of this report.
The wheelchair ramp starts next to the neighbours drive which is not safe	Addressed in paragraph 8.14 of this report.
Impacts on the local area	
Nearby developments within 500m should be completed and 80% occupied before considering additional development to better understand	This specific suggestion would not be enforceable, but cumulative impacts on parking have been addressed in paragraph 8.31.

impacts on amenities, parking and traffic.	
Trains at Purley are already overcrowded	This is not a material planning consideration.
Inadequate supporting infrastructure such as schools, hospitals and drainage	The development will make a CIL payment to contribute towards local infrastructure and services
<i>Other matters</i>	
Loss of greenery and habitats	A landscaping plan has been provided and the grass verge will be retained and enhanced
Carbon footprint from use of water, electricity, gas, vehicles.	A standard condition will be attached to ensure compliance with water and energy standards.
Increased flood risk	Flood risk has been considered and further detail will be required by condition
Building works have commenced	Construction has commenced on a separate scheme for 1 dwelling to the rear (18/05067/FUL)
Too much development in the area	Each scheme is assessed on its own merits
Loss of family home	3 x 3-bed homes are provided which is a net increase of 2 family homes
No site notices were displayed	Not required for this site, as outlined in Croydon's Statement of Community Involvement
There are unsold flats nearby	Noted
Area not identified for intensification in the Local Plan	Gradual intensification is permitted in any suitable locations of the borough
Construction impacts will be disruptive	A Construction Logistics Plan will be required by condition

6.5 The Purley and Woodcote Residents Association objects to the proposal on the following grounds:

- Loss of a family home
- Overdevelopment of the site resulting in inadequate amenity space for potential occupiers, especially due to the building of a 3 bed house in the garden of the existing house
- design is out of keeping as a result of its massing, form, layout and appearance
- Detrimental to the amenity of occupiers of adjoining properties by visual intrusion, increased noise and loss of privacy
- Inadequate car parking, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements, endangering road safety

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
- D12 Fire Safety
- 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
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 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 flood 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 and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Access, parking and highways impacts
- Flood risk and energy efficiency

Principle of Development

8.2 The site's existing use is residential and as such the principle of redeveloping 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 9 flats - a net increase of 8 homes - is acceptable.

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. The proposal provides 3 x 3-bed units (33%) in compliance with this target. The existing property on the site is 1 x 3b5p house, so the proposal would result in a net uplift of 2 x family-sized dwellings in compliance with policy DM1.2. In addition, 5 x 2-beds and 1 x 1-bed are proposed, for a total of 9 units, which represents a good mix of different sized dwellings.

- 8.4 The proposed scheme on the site for 9 units would not trigger affordable housing contributions in line with policy SP2. There is an additional property currently under construction to the rear of the site (application ref: 18/05067/FUL) which has no relationship to the application site and is being developed separately. It is therefore not possible to consider these sites together and to seek affordable housing contributions.

Design and impact on the character of the area

- 8.5 The existing building is a traditional suburban 2 storey detached property in white render with a hung tile pitched roof. It is raised up on a grass verge and has a green frontage on both Smitham Downs Road and Woodcrest Road. The building itself does not hold any significant architectural merit and there is no in principle objection to its demolition.
- 8.6 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.
- 8.7 The site is a corner plot and neighbouring properties on Smitham Downs Road and woodcrest Road are predominantly 2 storeys plus roof. The Suburban Design Guide SPD suggests that that an appropriate height for intensification schemes on a site such as this is 3 storeys plus accommodation in the roof space and 1 additional storey on the corner. The proposed building is 3 storeys plus roof on the corner, stepping down to 2 storeys plus roof on both the Smitham Downs Road frontage and the Woodcrest Road frontage. The building will remain raised up on top of the grass verge (as per the existing arrangement) with a basement car parking level introduced below. The variation in buildings heights is supported as it helps to break up the mass of the building and the step down in height ensures that the building responds well to the building heights in the immediate context, with the section of the building adjoining neighbouring properties on Smitham Downs Road being below the neighbour's eaves and ridge line. The height of the proposed building is supported and is accordance with policy.



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



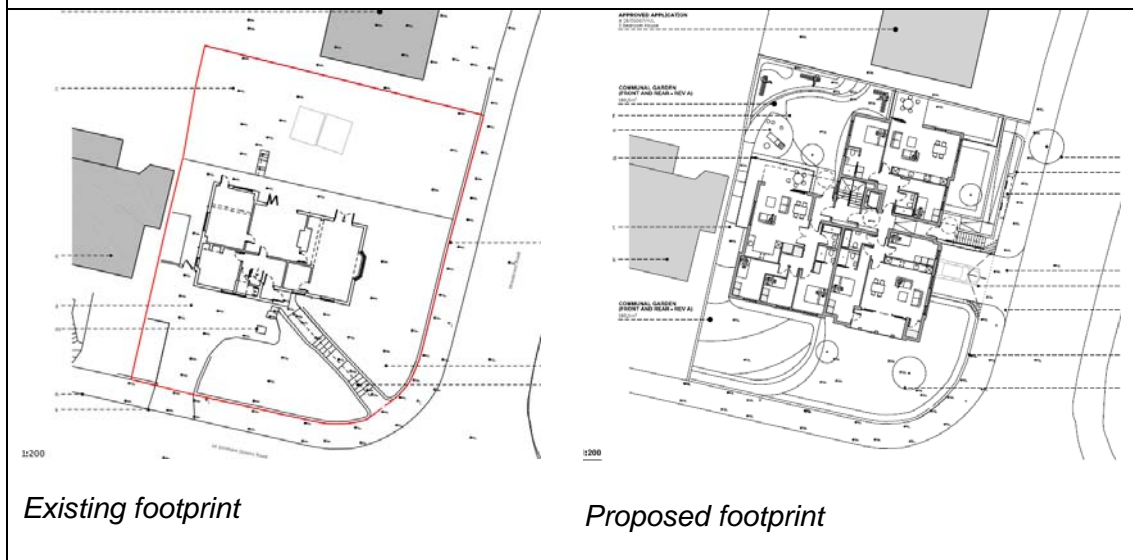
Roof eaves and ridge on main corner section lowered - REV A

Proposed streetscene elevation (Smitham Downs Road)

- 8.8 The building lines on both street facing frontages are set well back, retaining the wide landscaped frontage on both sides. The proposed building lines respond well to their neighbouring properties on both Smitham Downs Road and Woodcrest Road – and better than the existing property on the plot. There is a gap of 1.8m to the site boundary on the western side and 2.5m to the boundary on the northern side (at the closest point). The retention of the raised grass verge is supported in principle as it enables the provision of underground car parking which reduces the need for surface car parking spaces on this fairly prominent corner site, allowing the green frontage to be retained and enhanced. The rear building line corresponds with the neighbouring property to the west and there is no breach of the 45 degree line in plan from this property. The proposed increase in footprint from the existing property on the site is concentrated on the Woodcrest Road frontage, away from neighbouring gardens to the west. In general, the mass of the proposed building in terms of height and footprint is considered to be acceptable.



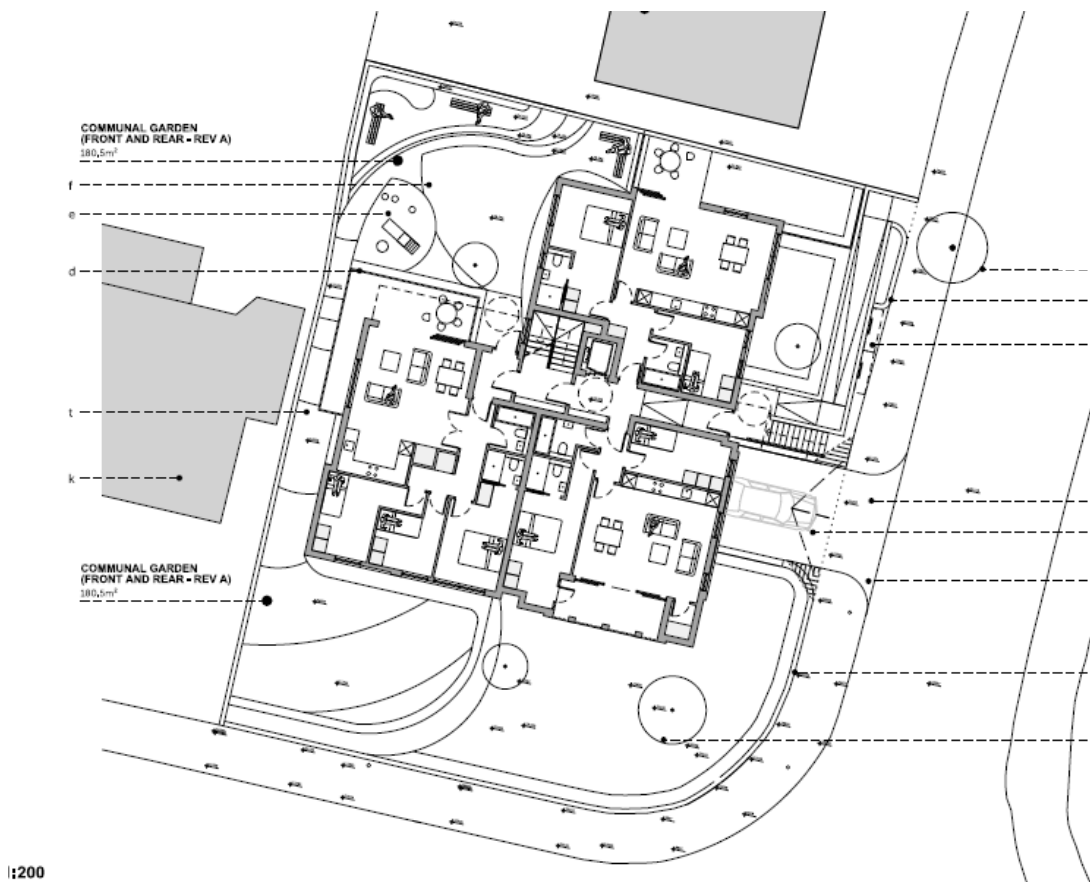
Extract from Suburban Design Guide SPD Figure 2.14b



8.9 The proposed design approach is a contemporary reinterpretation and a clear justification for this approach has been provided. A character appraisal has been undertaken identifying characteristics of the built form in the immediate context including the architectural features of nearby properties. Features include prominent and protruding gables, varying roof styles including some hipped and gabled roof forms, a fairly neutral palette of materials and some examples of mock tudor detailing. Neighbouring property styles have been identified as 'formal' and 'informal' and analysis has been undertaken into the varying roof forms and fenestration arrangements of these different styles of property. A detailed analysis of roofscape rhythms along the street has also been provided to demonstrate how the proposed roof form, which is a pitched roof with overhanging eaves, has been achieved; the roof form mirrors the profile of the eaves on the neighbouring corner (14 Smitham Downs Road) to create continuity within the streetscene. The eaves and ridge height of the taller corner element have been lowered slightly during the course of the assessment, whilst retaining its prominence. There are also dormer windows proposed in the roof. The

proposed vertical windows draw on the proportions and positioning of windows locally.

- 8.10 Proposed materials are predominately red brick with grey tiled roof (which has been amended slightly during the course of the assessment). Consideration has been given to detailed design elements such as the proposed concealed gutters and other ancillary items. In general, the proposed design has been well considered and is supported by a high quality character appraisal which demonstrates that the proposal is contextually appropriate. The proposal is considered to represent an enhancement to the streetscene.
- 8.11 In terms of site layout, the proposal includes 6 car parking spaces at basement level, accessed via a new crossover from Woodcrest Road, and the existing crossover on Smitham Downs Road would be reinstated. Landscaping along the wide front verge on both Smitham Downs Road and Woodcrest Road would be retained and enhanced. Pedestrian access is also provided to the front entrance via both a ramped path and steps from Woodcrest Road. Bin storage and bike storage is internal at basement level. At ground floor level there is access through the building to the rear amenity space and play space, and this space also links to the front landscaped area to provide additional outside space for residents. A lift is provided internally.



Proposed site plan

- 8.12 The proposal is considered to comply with policies SP4.1 and DM10 as it has an appropriate height, mass and siting on this corner plot and is of a high quality design which is considered to respect and enhance the character of the area and contribute positively to the streetscene.

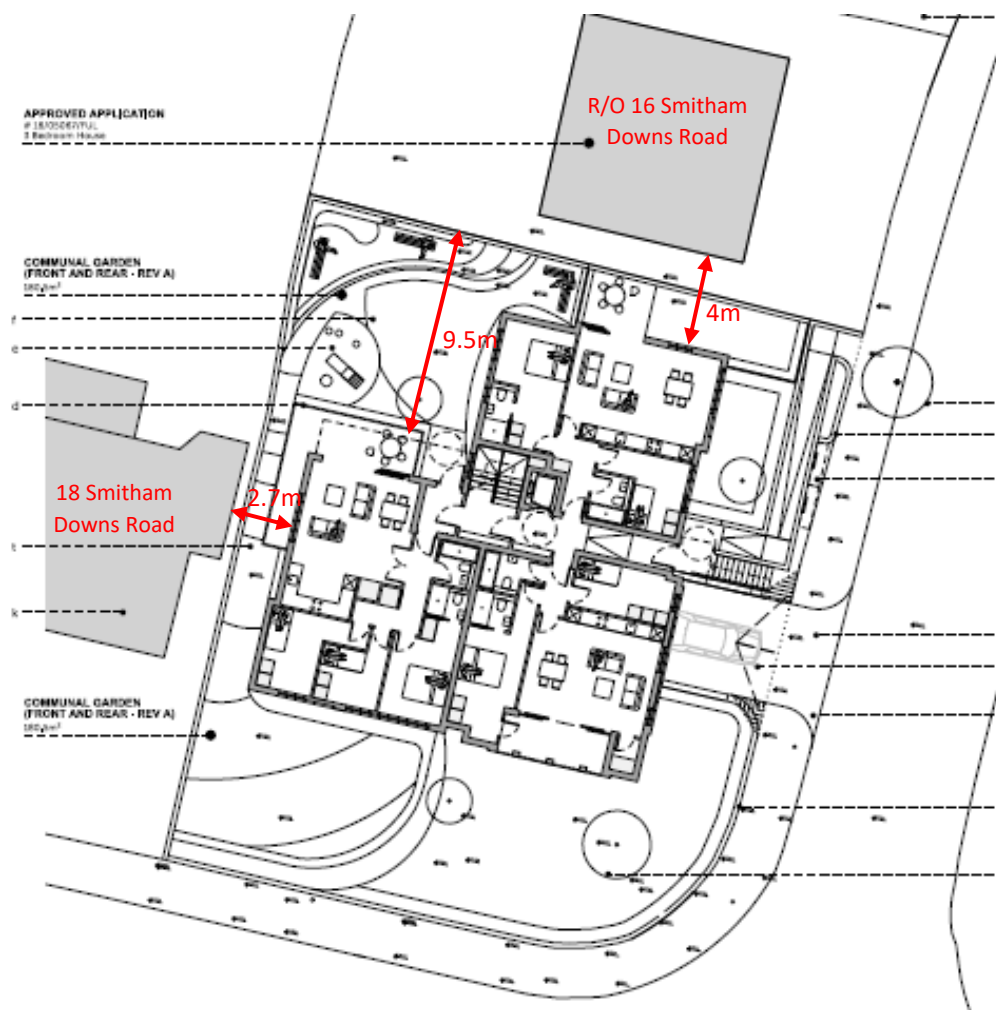
Quality of Accommodation

- 8.13 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 with adequate storage space. All proposed units are dual or triple aspect and will receive good levels of light given that the predominant orientation of this corner site is towards the south and east. Unit 9 (3b5p) is a duplex unit with bedroom space at roof level.
- 8.14 Accessibility requirements have been considered in detail. A lift is provided internally, providing step free access from basement level to all units. All facilities of the site are accessible in a step free manner including the bins and bikes (in the basement) and the rear amenity and play space. Turning circles are shown in the internal access corridor, and as mentioned previously there is ramped access from Woodcrest Road to the front door. A representation has raised concern about the proximity of the wheelchair ramp to the neighbour's driveway. The crossover for the neighbouring house at the rear of 16 Smitham Downs Road is in the centre of the site (shown on plan 20/00271/DISC), approximately 7m from the proposed ramp, and it has been demonstrated that the appropriate pedestrian sightlines have been achieved from the site next door, so this is not considered to be a safety concern. 8 of the 9 proposed units are M4(3) compliant (fully wheelchair accessible). The proposal complies with the accessibility requirements of London Plan Policy D7.
- 8.15 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. Private amenity space is provided in the form of private terraces for the ground floor units and balconies for the upper floor units, all exceeding the space requirements. The ground floor private spaces (including to flat 1 at the front and flats 2 and 3 at the rear) are appropriately screened from the communal spaces by hedging. At upper floors balconies are inset.
- 8.16 The shared garden totals over 140sqm in area, with space available at both the rear and the front of the site. As noted in representations, the rear amenity space will be shady due to its location on the north west corner of the site, which is a layout shared with other properties on this side of Smitham Downs Road, and there is no other potential location for amenity space away from the road. In addition, the space at the front will receive more sun and is appropriately screened from the street by 1.5m high hedging. The front and rear spaces are connected and areas of seating, planting grass and play space are incorporated. Policy DM10.4 (table 6.2) would require 18sqm of play space for this site, calculated using the Mayor of London's population yield calculator; play space is incorporated in the centre / rear of the shared garden as part of the landscape strategy.

- 8.17 The applicant has provided a fire statement and fire strategy showing the fire resistance credentials of the building to minimise the risk of fire spread, the location of a fire appliance, means of escape and the evacuation assembly point. This matter will be finalised through the Building Regulations regime.
- 8.18 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

- 8.19 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 the 2 storey dwelling being constructed to the rear (application ref: 18/05067/FUL) and 18 Smitham Downs Road to the west. The proposed massing does not breach the 45 degree lines from either of the closest neighbouring properties in plan or elevation (as shown on drawing 0813PR17).



Proposed site plan showing relationship with neighbouring properties

- 8.20 The new property to the rear (under construction) has one window at first floor level on its south elevation which is a secondary window to a bedroom and is obscured. The part of the proposed building closest to the property at the rear is 2 storeys plus roof and is 4m from the property. The proposed windows at first and second floor level are obscured (they are secondary windows to living rooms which are served by other windows / balconies) so there are no overlooking impacts towards the property at the rear. There is a first floor balcony on the north elevation (unit 5) which would look towards the rear garden of the new property at a distance of 9.5m. This separation distance is considered to be appropriate.
- 8.21 Representations have raised concerns around overlooking towards 1a Woodcrest Road, which is located beyond the new house being constructed to the north. Overlooking towards the garden at a distance may be possible but this would be over/past the new house being constructed and is not considered to be a concern. There may be a minor reduction in the amount of sunlight reaching the property and garden of 1a Woodcrest Road (and the new property at the rear of the application site) compared to the existing situation as the proposed building is taller than the existing on the site and located to the south, however impacts are likely to be minor given the separation distance and not significant enough to be a material concern.
- 8.22 The property to the west (18 Smitham Downs Road) is a two storey dwelling with a single storey side/rear extension closest to the application site (at a distance of 2.7m). The topography of the area means that number 18 is at a higher land level than the application site, and when considered alongside the fact that the proposed part of the building closest to number 18 is kept low at 2 storeys plus roof, and that there is no breach of the 45 degree lines in plan or elevation, it is not considered that the proposal would have an overbearing impact on number 18. Number 18 has 2 windows at first floor level, one of which is likely to be a secondary window serving a bedroom and the other looks to be a bathroom window. The impact of the scheme on the light and outlook of the bathroom is not considered to be detrimental, given the use of the room but the bedroom window impact needs to be considered. As the proposal is set at a lower level than no 18 the impact would not be as great. The siting of the window in question would further minimise impact as would its location towards the front of the site, so light would still be retained from the south. All proposed windows above first floor level on the west side of the building are proposed to be obscured, as are some secondary windows at ground floor level. There is a 1.7m high privacy screen attached to the west side of the balcony to flats 5 in order to avoid overlooking to the first 10m of the private garden of number 18, in accordance with policy DM10.6c.
- 8.23 Representations have also raised concerns about overlooking towards numbers 14 Smitham Downs Road (over the road to the east) and 17 Smitham Downs Road (over the road to the south). The overlooking distances to both of these properties are over 20m and are over public highways which does not raise any concerns in terms of undue amenity impacts on privacy.
- 8.24 Any potential amenity impacts have been adequately mitigated and the proposal complies with policy DM10.6.

Trees and landscaping

- 8.25 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. There are no trees of note existing on the site. The only vegetation on the site currently is bushes on the boundary with Woodcrest Road, a small tree on the front verge and grass in the rear garden. New tree planting is proposed including 3-4 silver birch on the front verge and 3 x flowering dogwood on the site (one on the Woodcrest Road frontage, one on the Smitham Downs Road frontage and one in the rear garden). There is a street tree outside the site on Woodcrest Road which will be unaffected. A landscaping plan is proposed which represents an enhancement to the existing landscaping on the site.
- 8.26 The raised verge at the front would be planted with wildflower turf around the corner of the site with a 0.5m high hedge around the edge. The shared amenity space for residents is spread around the front and back of the site, totalling around 140sqm. This would be laid to lawn (shade tolerant) with flower beds, seating and play space. The front amenity space would be screened from the road by 1.5m high hedging and is considered to be usable. Boundary treatments between private and shared amenity space is also shown on the plan as hedging. Much of the hedging proposed is native, offering opportunities for biodiversity. Permeable paving is proposed in the entranceway to the underground parking and stone for the ramped and stepped entrances from Woodcrest Road.
- 8.27 Overall there is a net increase in trees and a high quality landscaping scheme is proposed in accordance with policy DM10.8.

Access, Parking and Highway Safety

- 8.28 The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. Smitham Downs Road is a classified road (B2030) and there are no CPZ controls in the area.

Access arrangements and car parking

- 8.29 The site currently has a vehicle crossover on Smitham Downs Road. The proposal is to remove this crossover and introduce a new crossover on Woodcrest Road to provide access to the underground car parking. It has been demonstrated that the new crossover will not conflict with the RPA of the street tree.
- 8.30 The underground car park has 6 spaces, 2 of which are disabled bays with extra width for manoeuvring. Vehicle tracking using a 4.8m car demonstrates that all spaces are accessible. 20% active and 80% passive electric vehicle charging points would be provided in line with policy DM30. Pedestrian sightlines are shown within the site boundaries each side of the vehicular access, and these areas are kept clear of any planting or obstructions (as demonstrated on the landscaping plan). Vehicular sightlines of 2.4m x 25m are achieved at the entrance point on Woodcrest Road. A previous version of the site plan showed 3 additional surface level car parking spaces on the front forecourt but these have been removed at the request of the Highways Authority.

- 8.31 With regards to the quantity of car parking spaces, in areas of PTAL 2 in outer London, London Plan policy T6.1 would permit up to 1 parking space for 3-bed units and up to 0.75 spaces for 1-2 bed units which would equate to a maximum of 7.5 car parking spaces. 6 are provided. A Transport Statement has been submitted and a parking stress survey has been undertaken in accordance with the Lambeth Methodology. Parking beat surveys were undertaken overnight on 1 October and 7 October 2020 in roads within 200m walking distance of the site, including Smitham Downs Road, Manor Wood Road, The Vale, Downlands Road and Woodcrest Road, concluding that parking stress is 24% (110 spaces available within the study area). Parking on Smitham Downs Road is not encouraged (although there are no restrictions) because it is a classified road and a bus route, so if this road is removed from the results, parking stress is 33%, which is low. The proposed access is from Woodcrest Road so it is most likely that cars will park on Woodcrest Road, where a parking stress of 41% was recorded (43 spaces, 17.5 cars parked). This suggests that there is adequate car parking space for overspill car parking (1.5 cars according to London Plan standards or 3 cars if each household owns 1 car) and this is considered acceptable.
- 8.32 In terms of cumulative impacts from nearby developments, a search area of 300-350m walking distance has been analysed and 4 developments have been identified which have potential to impact on on-street parking conditions (1 Smitham Downs Road, 32 Woodcrest Road, 37 Smitham Downs Road and 10 Smitham Downs Road). 37 Smitham Downs Road had already been implemented by the time of the parking beat survey so those parked cars would already have been captured in the above figures. The maximum potential number of overspill cars from the other 3 developments is 15 vehicles. If all of these are to park within the study area for the application site (which is unlikely – particularly for 1 Smitham Downs Road and 32 Woodcrest Road), the parking stress would rise to 35% (or 67% if all available spaces on Smitham Downs Road are also discounted). The cumulative impacts are considered to be acceptable given the low parking stress in the vicinity.
- 8.33 Representations have raised concerns about on street parking and resulting issues regarding visibility around junctions. A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area. Part of this contribution could be used towards the introduction of yellow lines on junctions. The contribution would also be used towards on street car clubs with electric vehicle charging points (ECVPs) within the Purley / Coulsdon area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. Every residential unit will be provided with a minimum 3-year membership to a local car club scheme upon first occupation of the unit, secured by S106 Agreement.
- 8.34 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture will be required prior to a start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern. A condition would also be required for a Construction Logistics Plan (CLP) due to the location of the site close to the junction and because of the excavation required for the basement car park.

- 8.35 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.

Cycle parking

- 8.36 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 17.5 cycle parking spaces for residents plus 2 visitor parking spaces. Cycle parking for residents is provided in the basement. There are 9 individual storage cupboards, each with a Sheffield stand which would enable 2 bikes to be secured (18 bike spaces in total) and would also allow storage of other items. 2 visitor parking spaces are provided in the front of the entrance ramp. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Waste / Recycling Facilities

- 8.37 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 proposed internally at basement level with bins for general waste (1x1100ltr), dry recycling (2x1100ltr) and food recycling (1 x 180ltr). There is also a 10sqm space for bulky waste. Details are acceptable and a condition will be attached to ensure compliance with the approved details.

Flood Risk and Energy Efficiency

Flood risk

- 8.38 The site is located within flood zone 1 but within an area at medium risk of surface water flooding. A basic SUDS plan has been submitted as required by Local Plan policy DM25 and London Plan policy SI13. ACO brickslot drains or raindrains will be positioned around the site with attenuation chambers on the south west corner of the site. The majority of the external parts of the site is grass or wildflower planting. The proposed SUDS strategy will need to be finalised at condition stage to ensure that flood risk is managed appropriately and a condition requiring full details will be attached.

Energy efficiency

- 8.39 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will 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.

Conclusion

- 8.40 The provision of 9 flats in this location is acceptable in principle. The proposed design, massing and site layout on this corner plot is supported and is justified by a high quality character analysis. The quality of accommodation is acceptable, with good levels of accessibility. A good quality landscaping scheme is proposed

which would offer an enhancement to the streetscene and a net increase in trees on the site, and provide an acceptable standard of communal amenity space and play space for residents. Amenity impacts on neighbouring properties have been successfully mitigated through appropriate use of obscure glazing. 6 car parking spaces are proposed in an underground car park and it has been demonstrated that there is sufficient space in the surrounding roads to accommodate overspill car parking. Surface water flows have been considered in the design and details will be required by condition.

- 8.41 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.

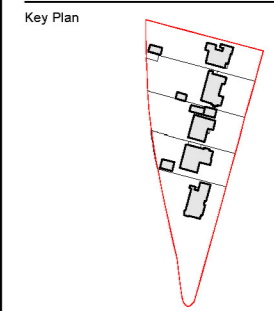
Other matters

- 8.42 A Fire Safety Strategy has been submitted as required by policy D12 of the London Plan.
- 8.43 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.44 All other planning considerations including equalities have been taken into account.

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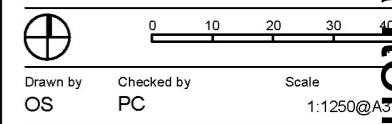


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Project
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PURLEY
CR8 2LJ

Client
Justin Homes

Drawing Title
Existing
Location Plan



Drawn by OS Checked by PC Scale 1:1250@A3

Status
Planning Submission

Job number 6791 Drawing number D1000 Revision 00

Agenda Item 6.2

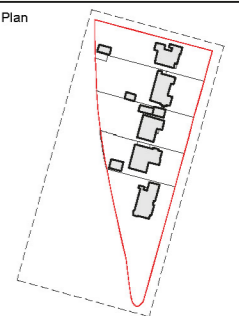
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Page 48



Key Plan

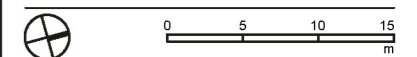


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Drawing Title
Existing
Site Plan



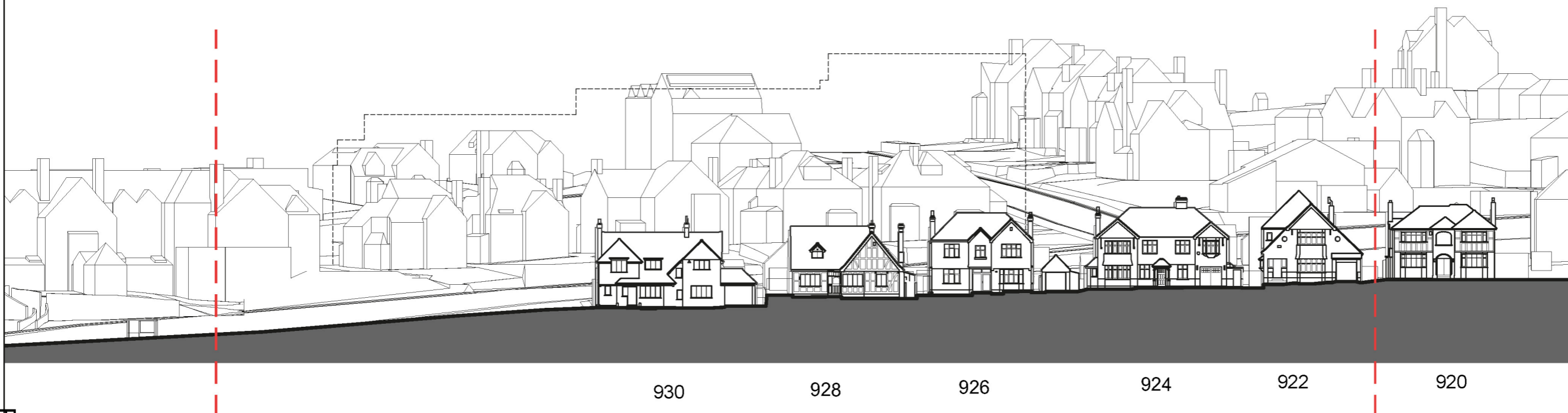
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Planning Submission

Job number 6791 Drawing number D1100 Revision 00

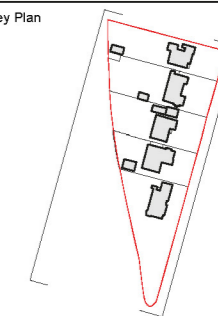
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01 Existing East Elevation
D1700 SCALE 1:500

Key Plan



Page 49



02 Existing West Elevation
D1700 SCALE 1:500



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Project
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Client
Justin Homes

Drawing Title
Existing
Elevations

Drawn by PC Checked by MT Scale 1:250@A1/1:500@A3

Status
Planning Submission

Job number 6791 Drawing number D1700 Revision 00

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1 SUMMARY OF APPLICATION DETAILS

Ref: 20/06224/FUL
 Location: 922 - 930 Purley Way, Purley, CR8 2JL
 Ward: Purley and Woodcote
 Description: Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 10 storey's comprising 141 flats with associated land level alterations, landscaping, access, cycle and car parking
 Approved: See Appendix 1
 Documents:
 Applicant: Justin Homes (Purley Way) Ltd
 Agent: Icen Projects Ltd
 Case Officer: Tim Edwards

1.1 This application was originally presented to Planning Committee on 25th February 2021. The original committee report for the application is included as Appendix 3.

1.2 The Planning Committee deferred making a decision on the application so the applicant could address the following points:

- Allow further discussion of the 3-bed and larger units
- Improve the tenure split to be a closer 60/40 split in favour of rented accommodation;
- Review of the height of the development.

1.3 The proposal has since been amended in response to the deferral with the main alterations highlighted below:

- Reduced the height of Block A from 12 to 10 storeys;
- Reduced the number of homes from 155 to 141;
- Increased the number of 3 bedroom homes (from 14 to 37);
- Increased the provision of affordable rented accommodation offered as part of the affordable homes offer (previously proposed to be 35% by habitable rooms overall with the tenure mix of 70% - London Shared Ownership and 30% - London Affordable Rent). The proposed overall affordable homes offer would remain at 35% by habitable room with the tenure mix now 64% - London Shared Ownership and 36% - London Affordable Rent.



Figure 1 – Originally submitted scheme at 12 Storeys (left) and the now proposed reduced 10 storey height of Block A (right)

- 1.4 It is noted that since the scheme was presented to Planning Committee, the London Plan 2021 has been adopted. An updated list of relevant development plan policies and Supplementary Planning Guidance (SPG)/ Documents (SPD) are listed in the appendix 2 of this report.
- 1.5 This application was originally reported to Planning Committee in accordance with the Committee consideration criteria:
- The scheme was referred by Councillor Quadir
 - The scheme was referred by the Director of Planning and Strategic Transport.
- 1.6 It is noted that following re-consultation on the scheme following the proposed deferral from planning committee the proposal is also being reported to Planning Committee in accordance with the following committee consideration criteria:
- The scheme was referred by Chris Philp MP.
 - Objections above the threshold in the Committee Consideration Criteria

2 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to:
- A. Any direction by the London Mayor pursuant to the Mayor of London Order

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

- 1) 35% Affordable Housing provision (35% London Affordable Rent, 65% London Shared Ownership)
- 2) Air quality contribution of £14,400
- 3) Local employment and training strategy (construction) including a financial contribution of £95,000
- 4) Zero Carbon off-set contribution of £113,620
- 5) Sustainable transport contributions including towards off-site car clubs and car club memberships for future occupiers of £112,500
- 6) Car parking permit free restriction for future residents
- 7) Travel Plan and monitoring
- 8) Public realm and highway works to ensure safe ingress and egress onto Purley Way
- 9) Section 278 agreements
- 10) Green Travel Plan
- 11) Retention of scheme architects, both in relation to the buildings and the landscaping respectively (or suitably qualified alternative architect)
- 12) TV and digital mitigation
- 13) Monitoring fees and payment of legal fees
- 14) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate detailed terms of the legal agreement, securing additional/amended obligations if necessary.

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 within three years (compliance)
- 2) Approved Plans (compliance)
- 3) Construction and Environmental Management Plan (prior to commencement)
- 4) Archaeology (prior to commencement)
- 5) Biodiversity – bat licence (prior to commencement)
- 6) Contamination (prior to commencement)
- 7) Remediation Strategy (Prior to commencement)
- 8) Piling (prior to specific works)
- 9) Aviation warning lights, construction and on building (prior to commencement)
- 10) Detailed fire safety measures in accordance with Fire Safety Strategy (prior to superstructure)
- 11)

- 12) Typical façade materials/detailing – 1:20 details used to produce 1:1 mock-ups, with 1:5 details to confirm following approval (prior to superstructure)
- 13) External facing materials, including physical samples and detailed drawings of design elements (prior to superstructure)
- 14) Sample panels on site (prior to superstructure)
- 15) Balcony and balustrading design (including those requiring additional wind mitigation owing to their location) (prior to superstructure)
- 16) Wind tunnelling and mitigation measures outlined with detailed landscaping scheme (prior to superstructure)
- 17) Public art (prior to superstructure)
- 18) Hard and Soft Landscaping details of all Public Realm, communal amenity spaces and Children’s Play Spaces (prior to superstructure)
- 19) Biodiversity enchantment strategy including lighting design. (prior to superstructure)
- 20) Landscape and public realm management plan(prior to occupation)
- 21) Flues and Ventilation (prior to occupation)
- 22) Façade maintenance and cleaning strategy (prior to occupation)
- 23) Landscape and public realm management plan (prior to occupation)
- 24) Biodiversity (prior to occupation)
- 25) Public Realm and External Building Lighting (prior to occupation)
- 26) Delivery and Servicing (prior to occupation)
- 27) Car Park management plan (prior to occupation)
- 28) Refuse storage (prior to occupation)
- 29) External Noise Mitigation (prior to occupation)
- 30) Hard and Soft Landscaping details of Public Realm and Children’s Play Spaces (prior to occupation)
- 31) Step free access to all amenity spaces shall be provided to all future occupiers regardless of tenure (compliance),
- 32) The ‘pocket park’ between Blocks B and C shall be publicly available (compliance)
- 33) Detailed Surface Water Drainage Scheme (compliance)
- 34) Tree Protection (compliance)
- 35) Water use (compliance)
- 36) Noise limits (plant) (compliance)
- 37) Secured by design (compliance)
- 38) Accessible Homes (M4) (compliance)
- 39) Lifts (compliance)
- 40) Electric charging (compliance)
- 41) Cycle Storage (compliance)
- 42) All features and materials must comply with Part B of the Building Regulations in relation to fire safety (compliance)
- 43) Submitted Air Quality assessment (compliance)
- 44) Thames Water (Protection and upgrade of water supply infrastructure)
- 45) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

- 1) Granted subject to a Section 106 Agreement;
 - 2) Community Infrastructure Levy;
 - 3) Code of practice for Construction Sites;
 - 4) Nesting birds in buildings/trees;
 - 5) Light pollution;
 - 6) Requirement for ultra-low NOx boilers;
 - 7) Thames Water informatives regarding underground assets and public sewers;
 - 8) Highways informative in relation to works required.
 - 9) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 2.6 That, if by within 6 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

3 LOCAL REPRESENTATION

- 3.1 The application has been publicised by site notices, a local press notice, and letters to Neighbours. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows (noting that multiple representation were received from the same person). This total also includes the additional late representations which were summarised within the addendum prior to the scheme being presented to Planning Committee on 25th February:

No of individual responses: 59 Objecting: 59 Supporting: 0

The following issues raised by the additional representations and not included within the original report as summarised below. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Loss of Light to Coldharbour Lane	Coldharbour Lane is currently heavily planted and includes large mature street trees. Whilst there would be some impact on this route, there would be natural surveillance of this existing route created by the proposal which would improve this public route.
Impact upon parking pressure in Russell Hill Road, potentially leading to residents parking on Coldharbour Lane	Russell Hill Road, directly adjacent to the rear of the site is located within the Purley Permit Zone. Whilst some of the wider area currently sits outside of the permit zone, as part of the developments approved at 29 - 35 Russell Hill Road i.e (ref. 19/03604/FUL) a financial contribution was secured via s106 to allow a review of the surrounding streets and the controlled hours of parking to inform future CPZ provision. In relation to residents parking within Coldharbour Lane, whilst this does allow access to existing garages, this is a public bridleway and this could be enforced through additional signage and bollards, which can be secured via s278 agreement.
Given the scale of the development, the application over the Christmas period with little/no publicity is very dubious	The application has been consulted upon in line with statutory and local legislation/guidance. This included neighbour notification letters being sent to 67 of the closest adjoining occupiers (originally) and subsequent re-consultation with all those neighbours and anyone that has commented on the proposal, email notification to local Councillors and MP as well as press notices being included with the local press and site notices being erected surrounding the site.
The air quality document in this application is not applicable. No assessment was made anywhere near the site	The air quality assessment has been assessed accordingly and is considered to have been conducted in accordance with national regional and local legislation/guidance and is further

	discussed within paragraphs 4.26 – 4.31 of this report.
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3.2 As set out by paragraph 1.5 Chris Philp MP has objected to the proposal following the re-consultation on the amended plans and referred the application to planning committee for the reasons set out below:

1. Substantial concerns regarding the level of built form and quantum of development proposed which would appear cramped and excessive - It would fail to integrate successfully within the immediate surroundings and would be detrimental to the street-scene,
2. The proposal for three blocks of accommodation – a 10 storey, a 9 storey and a 6 storey building - is completely out of character with the local area in terms of style, height, density, size, footprint and massing.
3. Lack of any significant balancing in the visual impact of the transition stepping from 10 to 9 to 6 storeys and thus detrimental to the streetscene
4. The proposal to build 141 homes on a site currently hosting 5 houses constitutes very considerable over-development and completely fails to respect the character of Purley
5. 10 storeys is still far too high for this site and completely out of character with the local surrounding area.
6. The proposal for a 10 storey block falls into a tall building category. Croydon Local Plan only allows for one high rise building in Purley and that has been taken by the approval of **16/02994/P** – Purley Baptist Church
7. The three blocks of flats proposed fail to respect the transition from an urban to a suburban character.
8. Poor quality amenity for occupiers of some of the proposed units in terms of accommodation and environment
9. Poor landscaping design within the scheme; inadequate children's play area and quality amenity space
10. Inadequate information on air quality for occupiers
11. No car parking provision for residents and visitors – other than 6 Blue Badge holder spaces

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning issues detailed additionally since Planning Committee deferral are set out below:

- Unit Mix
- Tenure Mix
- Height of the development
- Housing Quality
- Landscaping and Biodiversity
- Fire Safety

- Air Quality

Unit Mix – 3 bedroom units.

- 4.2 The scheme when original presented to Planning Committee on 25th February was as such:

	1 bed		2 bed		3 bed		Total
	1p	2p	3p	4p	4p	5p	
Market Housing	11	61	0	36		3	111
Affordable Rent		5	0	4	4	1	14
Intermediate		16	0	8	3	3	30
All Tenures	93		48		14		155

Table 1 – Unit Mix as presented on 25th February

- 4.3 The scheme unit mix has now been amended and is now proposed as such:

	1 bed		2 bed		3 bed		Total
	1p	2p	3p	4p	4p	5p	
Market Housing	9 (-2)	54 (-7)	0 (-)	19 (-17)	18 (+18)	0 (-3)	100 (-11)
Affordable Rent	1 (+1)	4 (-1)	0 (-)	2 (-2)	7 (+3)	1 (-)	15 (+1)
Intermediate	2 (+2)	11 (-5)	0 (-)	2 (-6)	10 (+7)	1 (-2)	26 (-4)
All Tenures	81 (-12)		23 (-25)		37 (+23)		141 (-14)

Table 2 – Unit Mix now proposed with alterations from 25th February shown.

- 4.4 As set out by Policy, DM1 requires appropriate housing choice for sustainable communities and within urban areas of high public transport accessibility, states that at least 40% of units should have three or more bedrooms.
- 4.5 The proposed unit mix would now include 26% of the units with three bedrooms. This is up from the previously presented 9% provision of 3 bedroom units (which was supplemented by 31% 2b, 4p units and in compliance with Policy DM1 which until the end of February 2021 supported the replacement of 3 bedroom units with 2 bedroom, 4 person units subject to viability).
- 4.6 It is noted that the now proposed provision does not meet the policy as set out, however officers are mindful of the previous deferral and that the scheme was developed, submitted and considered prior to the February 2021 change in policy position. As such, this suggests that some flexibility should be provided on this matter. Additionally, and arguably more tellingly, the changes to the scheme post deferral have reduced the height, reduced the number of units, increased the amount of London Affordable Rent accommodation and increased family units. All

of these changes decrease the developers return on the development and a balance needs to be struck between housing delivery, affordable housing delivery and family housing delivery. Officers are satisfied that the proposed level of family housing is acceptable on this basis taking into account the specific individual circumstances of this application are considered acceptable on balance.

- 4.7 Alongside this, a letter of support has been received from Optivo which sets out that they are currently in advanced stages to purchase the site as a whole delivering it as a 100% affordable development solely as affordable rented homes (although as set out below the application will only be securing 35% of the development by habitable rooms through the s106). Optivo have also set out that they prefer to minimise 3 bedroom properties and therefore this is of note to the proposed unit mix set out.

Tenure Mix

- 4.8 The proposed scheme was originally presented to planning committee with 35% of the overall development, by habitable rooms, proposed to be affordable homes comprising 30% London Affordable Rent (LAR) and 70% London Shared Ownership (LSO) accommodation. This equates to a 30:70 (LAR:LSO) split which does not accord with local Policy SP2 (which sets out a provision of 60/40% split) but which did accord with the Mayor's Affordable Housing SPG which sets out that tenures in a Fast Track application, such as this, are acceptable if they meet a ratio of 30:30:40 (affordable rent: intermediate: tenure to be agreed with local planning authority), which this scheme did, although members expressed concern with the level of affordable or low cost rent units in the scheme The proposed quantum of affordable housing was considered to weigh significantly in favour of the scheme and to be a public benefit to the overall scheme.
- 4.9 The application now proposed continues to offer 35% of the overall development by habitable rooms as affordable rent but with an improved 35% London Affordable Rent (LAR) and 65% London Shared Ownership (LSO) split (36:64 improved from 30:70). Taking into account the scheme had already been shown not to be viable to provide any affordable housing on-site, that the scheme has been reduced in overall unit numbers, that more family units are proposed and that Block A has been reduced by 2 storeys which reduced the number of the most valuable units, this is considered to represent a good affordable housing offer. It should also be noted that the London Plan 2021 has been adopted since the previous report to Planning Committee. Policy H6 enshrines a tenure split of 30:30:40 in policy (as opposed to in Supplementary Planning Guidance) and supersedes the local policy. The proposed affordable housing offer is in accordance with this tenure split requirement and so accords with policy.
- 4.10 Taking into account the now improved affordable housing offer, the proposed quantum of affordable housing continues to be considered acceptable and to weigh significantly in favour of the scheme and the public benefit it offers overall.

Height of the Development

- 4.11 It is important to reiterate the policy position of the proposal, especially noting the adoption of the London Plan 2021, which was still in draft form when this application was original presented to planning committee in February 2021.
- 4.12 London Plan Policy D9 (Tall Buildings) states that 'Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London. The relevant point of the policy (part 3) goes on state that Tall buildings should only be developed in locations that are identified as suitable in Development Plans.
- 4.13 Supporting text within paragraph 3.9.3 states that tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline. Boroughs should define what is a 'tall building' for specific localities, however this definition should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. This does not mean that all buildings up to this height are automatically acceptable and such proposals will still need to be assessed in the context of other planning policies to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area.
- 4.14 Policy SP4.5 of CLP 2018 sets out that tall buildings will be encouraged in the Croydon Opportunity Area, areas in District Centres, locations in areas well connected to public transport interchanges and where there are direct physical connections to one of the above. Policy SP4.6 is also of note and applications for tall buildings will be required to: respect and enhance local character/heritage assets, minimise environmental impacts, respond sensitively to topography, make a positive contribution to the skyline and image of Croydon and include high quality public realm in their proposal.
- 4.15 When considered in relation to this proposal, the relevant parts of Policy DM15 set outs that tall or large buildings must respect and enhance local character proposals and will be permitted where they are located in place specific areas as outlined by policies DM24 – DM49, located in a minimum Public Transport Accessibility Level (PTAL) rating of 4, of exceptional design quality and that the building height, footprint and design relates positively to any nearby heritage assets.
- 4.16 The relevant place specific policy of the CLP 2018 is DM42.1 which details that within Purley District Centre and its environs developments should complement the existing predominant building height of 3 to 8 storeys with a potential for a new landmark building of 16 storeys. It is important to note the accompanying text to Policy DM42 which states that the district centre and its environs has a varied topography which presents opportunities for tall buildings.
- 4.17 It is clear that the proposed landmark building which Policy DM42.1 relates to has been approved as part of the Mosaic Place / Purley Baptist Church scheme. However, it is important to separate the two points of "how a building complements

the existing building heights” and “a landmark building”. This proposal having been reduced in its maximum building height for Block A from 12 to 10 storeys ensures this does not create a separate landmark building and therefore does not compete with Purley Baptist Church and the policy allocation.

4.18 The site now includes three blocks of 6, 9 and 10 storeys with the approved schemes within Russell Hill Road to the west of the site (as highlighted in the relevant planning history of the original officer report) being up to 8 storeys in height and set at a higher land level. Therefore buildings with the proposed height of 6, 9 and 10 storeys are considered to be appropriate with their response to the emerging character stepping down to the north where there is a more suburban context. The 6 and 9 storey building (Blocks C and B respectively) in this location would be considered to complement this predominant building height and fully accord with policy DM42.1 highlighted in 4.14. The deferral from Planning Committee did not express significant reservations with the heights of buildings B and C.

4.19 However, a 10 storey block would continue to be considered a departure from policy, when considering the place specific policy, DM42 from the Croydon local Plan 2018 and D9 from the London Plan. As set out previously:

A Local Planning Authority may depart from development plan policy where material considerations indicate that the plan should not be followed, subject to any conditions prescribed in Directions by the Secretary of State. The power to depart is set out in Article 32 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4.20 It is important that the Croydon Local Plan is read as a whole, and that failure to comply with a single policy within the plan would not necessary lead to a sustainable reason for refusal. In this case, the site meets many of the criteria’s set out by both the strategic and detailed Tall Building policy. It is located in an area with good access to public transport (PTAL 4/5), as well as local shops and services within the District centre. As discussed below the proposal is considered to be of exceptional design quality when considered holistically and whilst the proposal is considered to cause less than substantial harm to the grade II Purley United Reform Church’s setting and that such harm is outweighed by public benefits (detailed within points 9.39 – 9.57 heritage section of the original officer report).



Figure 2: Amended Eastern Elevation facing towards Purley Way

- 4.21 As set out by Policy D9 of the London Plan and of which is now a material consideration (linked to DM15 of the Croydon Local Plan 2018), whilst the proposal would not meet this criteria, the stage 1 referral received by the GLA, when the scheme was proposed at 12 storeys set out:

“At 12 storeys, Block A would represent a step change in the height in the edge of town centre context. However, given the effect of the site’s topography, this is a modest adjustment which does not adversely impact on local or strategic views as demonstrated in the supporting HTVIA... The proposed height strategy optimises the site whilst moderating the difference between the low-to mid-rise surrounding contexts. Noting the positive evolution of the scheme in response to pre-application and design review processes, and having regard to the urban design and residential quality considerations within this report more generally, the proposed height could be supported.”

- 4.22 The three buildings proposed as part of the development are designed to step down in height (from 10 to 9 and then 6 storeys), south to north, responding to the site’s location between urban (Purley District Centre) and its evolving suburban residential contexts with the proposed developments on Russell Hill Road to the west of the site currently under construction. Whilst the proposed alteration in height for Block A does alter the way in which the development would be read within the streetscene, this response is directly linked to proposed reasons for deferral and taking into account the high quality landscaping scheme and the proposed design response to the surrounding areas evolving nature, overall the proposal is considered to be of holistically exceptionally designed. To ensure that Block A and Block B are not read as one bulk, variations to the tonal brick work have been employed alongside the geometric shapes which form the basis for the blocks original design intent continuing to ensure that the proposal reads as three distinct but linked buildings. The reduction in height alongside these proposed design moves aid the development in responding to the site and its surroundings both from a townscape and massing perspective.



Figure 3: View looking west towards the site.

Housing Quality

- 4.23 Owing to the three proposed alterations set out above, primarily the increase in the number of three bedroom units, the internal layouts of the blocks have changed to accommodate these larger units. All units would continue to provide good quality living accommodation, with no single aspect north facing units proposed throughout the development.
- 4.24 An updated daylight, sunlight and overshadowing assessment addendum has been submitted which details that due to the proposed internal alterations to increase the number of three bedroom homes, living/kitchen and dining spaces within 2 (C.1.2 and C.2.2) of 141 units now proposed have been altered and would now fail to receive the annual level of sunlight during the summer months owing to the recessed nature of the balconies and primary windows within that recess. Whilst this is regrettable, considering that these living spaces are dual aspect and would receive the recommended level of sunlight during winter months overall this is considered acceptable on balance.

Landscaping and Biodiversity

- 4.25 Since the scheme was previously presented to committee, the London Plan has now been adopted and therefore the proposals requirement to meet Policy G5 in regards to the urban greening factor. The proposal would meet the recommendations of the policy in meeting the target score of 0.4 for predominately residential, by achieving an Urban Greening Factor (UGF) figure of 0.41.

- 4.26 In line with this point, the proposal has been submitted with a detailed ecology appraisal. The ecology appraisal identifies that 930 Purley Way supports bats and therefore as a European Protected Species Licence is required prior to commencement and is proposed to be secured via condition.
- 4.27 The site is also noted to currently have 9 invasive species and 3 species of special concern which are considered to be detrimental to the ecological value of the site and are proposed to be removed further improving the potential ecological benefits of a scheme on this site. The proposal also includes biodiversity net gains on site in the form of new planting, bat boxes, bird boxes and green/living roofs throughout all 3 of the blocks in line with policy G6 of the London Plan.

Fire Safety

- 4.28 In line with Policy D12 of the London Plan, a fire statement has now been provided with details fire detection, alarm system and evacuation strategy, means of escape and structural protection. The statement has had regard to materials and methods of construction and information pertaining to external fire spread. The details have been reviewed by the Councils Building Control department who consider the proposed strategy acceptable subject to the other relevant legislations that will be expected of the applicant and a condition is recommended to control the detailed design. The fire strategy will also form of the stage 2 submission to the GLA for their comment also.

Air Quality

- 4.29 Late representations were received prior to the application being presented to planning committee on 25th February and have again been made in relation to the proposed developments lack of information in regards to air quality as well as the general acceptability of this.
- 4.30 As part of the application, an air quality assessment has been submitted and assessed. The study area for the assessment has been identified using professional judgement, focussing on the areas where impacts are anticipated to be greatest. Specifically, the assessment has mainly focussed on Purley Way and the gyratory on the A23 to the south of the proposed development, and sections of Brighton Road, Pampisford Road and High Street. Concentrations of nitrogen dioxide, PM10 and PM2.5 have been predicted at a number of locations within the proposed development. Receptors have been identified to represent a range of exposure, including worst-case locations (these being at the façades of the residential properties closest to the sources).
- 4.31 Seventeen residential receptor locations have been identified within the new development, which represent exposure to existing sources. In addition, concentrations have been modelled at the diffusion tube monitoring site (CY41)

located at the Brighton Road/Old Lodge Lane junction, in order to verify the model outputs. This is correct and typical for an air quality assessment.

- 4.32 Concentrations have been predicted using the ADMS-Roads dispersion model, using traffic data, and vehicle emissions derived using Defra's Emission Factor Toolkit (EFT) (v10.1) (Defra, 2020b). This is the industry standard model.
- 4.33 The assessment has considered the impacts of the proposed development on local air quality in terms of dust and particulate matter emissions during construction and emissions from road traffic generated by the completed and occupied development. It has also identified the air quality conditions that future residents will experience and whether or not the proposed development is air quality neutral (as required by the London Plan).
- 4.34 The assessment was conducted in accordance with national, regional and local legislation and guidance. The methodology and approach was standard, and correct as agreed by the Pollution Control Officer. The predicted annual mean pollution concentrations are accurate. The assessment has recommended mitigation measures as required, during the construction phase.

Conclusion

- 4.35 The proposed development would introduce a significant amount of new housing, including a mix of unit sizes and genuinely affordable housing in the form of London Affordable Rent units, as well as London Shared Ownership units. The proposed development is of a high quality design and would ensure a good standard of accommodation for new residents and their neighbours. There would be harm to heritage assets, but that harm is considered to be minimised and necessary to deliver the development's benefits (and therefore is justified), and the harm caused would be outweighed by the development's public benefits. The development would be a car-free, environmentally sustainable development and would comply with the aspirations of the Development Plan. The proposal constitutes a departure in a limited fashion, but this is outweighed by other material considerations. The residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions.
- 4.36 The scheme has been amended to respond to the deferral from Planning Committee with an increase in the number of family homes, an increase in the affordability of homes and a reduction in the massing to respond to townscape terms.
- 4.37 All other relevant policies and considerations, including equalities, have been taken into account.
- 4.38 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report (and original officer report highlighted).

Appendix 1: Approved documents

Plans:

Drawing No	Plan Title	Revision
D1000	Existing location plan	00
D1100	Existing site plan	00
D1700	Existing elevations	00
D6100	Proposed G.A. Plan Ground floor	01
D6101	Proposed G.A. Plan Level 01	01
D6101	Proposed G.A. Plan Level 02-05	02
D6106	Proposed G.A. Plan Level 06	01
D6107	Proposed G.A. Plan Level 07-08	01
D6110	Proposed G.A. Plan Level 10	01
D6150	Proposed G.A. Plan Roof Plan	01
D6199	Proposed G.A. Plan Lower Ground Floor	01
D6200-A	Block A Floor Plan Level 00 – Ground	01
D6200-B	Block B Floor Plan Level 00 – Ground	02
D6200-C	Block C Floor Plan Level 00 – Ground	02
D6201-A	Block A Floor Plan Level 01	01
D6201-B	Block B Floor Plan Level 01	02
D6201-C	Block C Floor Plan Level 01	02
D6202-A	Block A Floor Plan Level 02 – Level 11	01
D6202-B	Block B Floor Plan Level 02 – Level 08	02
D6202-C	Block C Floor Plan Level 02 – Level 05	02
D6299-A	Block A Floor Plan Level 00 – Ground	02
D6500	Site Section proposed	01
D6520	Block B Proposed Section	01

D6710	Site Elevations Proposed	01
D6711	Site Elevations Proposed	01
D6720	Block A proposed Elevations	01
D6721	Block A proposed Elevations	01
D6722	Block A proposed Elevations	01
D6723	Block A proposed Elevations	01
D6726	Block B proposed Elevations	01
D6727	Block B proposed Elevations	01
D6728	Block C Proposed Elevations	01
D6729	Block C Proposed Elevations	01
D6750	Materials and Architectural Details Block A	01
D6751	Materials and Architectural Details Block B	01
C0115 L099	Lower ground floor general arrangement plan	1
C0115 L100	Ground floor general arrangement plan	1
C0115 L101	1 st floor general arrangement plan	1
C0115 L120	Combined roof plan	1
C0115 L999	Lower ground floor illustrative masterplan	1
C0115 L1000	Ground floor illustrative masterplan	1
C0115 L1001	1 st floor illustrative masterplan	1
C0115 L1200	Combined roof plan illustrative masterplan	1
C0115 L500	GF Sections Sheet 01 of 01	1
C0115 L501	GF Sections Sheet 02 of 02	1
C0115 L1300	Urban Greening Factor Landscape Areas	00
CCL 10520 TCP	Tree Constraints Plan	2
CCL 10520 IAP	Impact Assessment Plan	2
CCL 10520 TPP	Tree Protection Plan	3

Documents:

- Covering Letter

- Update Covering Letter
- Amendments Covering Letter received 22/07/21
- CIL Forms
- Planning Application Form
- Planning Statement
- Design and Access Statement
- Landscape Design and Access Statement
- Energy Strategy v2
- Daylight Sunlight v2
- Daylight, Sunlight and Overshadowing Assessment Addendum.
- Air Quality Report v2
- Archaeological Written Scheme of Investigation
- Archaeological Desk Based Assessment
- Ecological Appraisal
- Flood Risk Assessment and SuDS Strategy
- Croydon SuDS proforma
- SuDS developer checklist
- Health Impact Assessment
- Noise Impact Assessment
- Statement of Community Involvement
- Sustainability Statement
- Heritage and Townscape Visual Impact Assessment
- Transport Statement
- Framework Travel Plan
- Framework Construction Logistics Plan
- Stage 1 Road Safety Audit
- Covering letter response to TfL.
- Arboricultural Method Statement
- Tree Report
- Tree Schedule
- Financial Viability Assessment
- Pedestrian Wind Environment Statement
- Updated Fire Strategy
- Whole Life Carbon Assessment v.1 – July 2021
- Circular Economy Statement

Appendix 2: Planning Policies and Guidance

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

London Plan 2021

- SD1 Opportunity areas
- SD6 Town centres and high streets
- SD7 Town centres: development principles and development plan documents
- SD10 Strategic and local regeneration
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agents of change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S14 Managing heat risk
- S15 Water infrastructure

- SI6 Digital connectivity infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.3 Retail parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

Croydon Local Plan (2018)

Strategic Policies

- Policy SP1: The Places of Croydon
- Policy SP2: Homes
- Policy SP3: Employment
- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication

Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM8: Development in edge of centre and out of centre locations
- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction

- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development
- Policy DM33: Telecommunications

Place-specific policies

- Policy DM42: Purley District Centre and its Environs

Supplementary Planning Guidance (SPG) / and Documents (SPD)

London

- Culture and Night-Time Economy (November 2017)
- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Character and Context (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)
- All London Green Grid (March 2012)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)
- Planning for Equality and Diversity in London (October 2007)

Croydon

- Croydon Opportunity Area Planning Framework 2013 (adopted by the Mayor and Croydon)
- Designing for community safety SPD
- SPG 12: Landscape design
- Public Realm Design Guide 2019
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy– Review 2019

PART 6: Planning Applications for Decision

Item 6.4

1 SUMMARY OF APPLICATION DETAILS

Ref: 20/06224/FUL
 Location: 922 - 930 Purley Way, Purley, CR8 2JL
 Ward: Purley and Woodcote
 Description: Demolition of existing 5 residential dwellings and erection of residential development formed of 3 blocks of flats ranging from 6 - 12 storey's comprising 155 flats with associated land level alterations, landscaping, access, cycle and car parking
 Approved: See Appendix 1
 Documents:
 Applicant: Justin Homes (Purley Way) Ltd
 Agent: Icen Projects Ltd
 Case Officer: Tim Edwards

	1 bed		2 bed		3 bed		4 bed +	Total
	1p	2p	3p	4p	4p	5p		
							5	5
Market Housing	11	61		36		3		
Affordable Rent		5		4	4	1		
Intermediate		16		8	3	3		
All Tenures	93		48		14			155

Number of car parking spaces	Number of cycle parking spaces
6 Blue Badge	262 (258 long stay and 4 short stay)

1.1 This application is being reported to Planning Committee in accordance with the Committee consideration criteria:

- The scheme was referred by Councillor Quadir (Ward Councillor)
- The scheme was referred by the Director of Planning and Strategic Transport

2 BACKGROUND

2.1 An earlier iteration of this proposal was presented to the Planning Committee at pre-application stage on 22nd October 2020. This proposed the erection of 3 blocks ranging from 6 – 14 storeys, 149 units with associated land level alterations, landscaping, access, cycle and car parking.

2.2 The main issues raised were as follows:

Landscape

- There was general concern expressed by Members regarding the height of Block A. There was support for the place review panel suggestion to reduce the height of the front from building Block A, with more work to be done on how it fits within the landscape to contribute the gateway and exit of Purley.
- Members supported the local space and play space provisions and were reassured with the quality and how it operated between the blocks, public accessibility and seating.

Adjoining Occupiers

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

Character and Design

- There was a request for more information on the individual and cumulative impact of the development on amenity, character and infrastructure.
- Members stated they would like further insight to the treatment of the façades and whether Block A should have a unique architectural finish or more uniform to Block A, B and C.
- Some Members were satisfied that this was in a sustainable location, though there was tension noted with the landmark building for Purley as set out in the Croydon Local Plan 2018. Other Members questioned whether there was a market appetite for the volume of 1-bedroom homes in Purley.

Wheelchair Accessibility

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

Affordable Housing

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

Living Conditions

- There were concerns across the Committee with the mix of the units. Members welcomed more family units beyond the 2 bed 4 person unit provisions in the local plan.

Car Parking

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

Other:

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

2.3 The scheme was presented to the Place Review Panel (PRP) on two occasions during the pre-application stage. The main issues raised by the Panel following the second discussion were as follows:

- The Panel agree that Blocks B and C are working more successfully than Block A at present.

- It is recommended to reconsider the overall massing strategy; exploring a transitional height of 12-8-6 storeys. Block A footprint should be simply extruded with no horizontal split to the massing as this will emphasize its strong form and corner condition, and reduce any sense of a “thin” facade.
- The Panel reiterates that Block A will need to be of exceptional architectural quality in order to justify its height. The scheme should aspire to match the quality of architecture of Purley Baptist Church on its own terms.
- The Panel are not convinced that the vertical splits and contrasting brick tones in all the buildings are helpful in breaking up the massing. More subtle alternatives should be tested.
- Further work is needed regarding the Base, Middle and Top articulation throughout the scheme, and how this relates to the character of Purley.
- The Panel are broadly happy with the emerging landscape design; however they stressed that play areas etc. should be publically accessible in order to “give back” to the existing residents of Purley.
- The Panel encourages the Applicant to further consider the interface between architecture and landscape and how this can be enhanced to create an integrated design.
- The Panel also encourages further consideration of the blank ground level frontages on Purley Way.

2.4 Since the Committee and presenting to the PRP, the proposal has been further developed in consultation with officers and the above comments (where possible) have been addressed in amendments and additional justification provided for the scheme.

3. RECOMMENDATION

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

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. The prior completion of a legal agreement to secure the following planning obligations:
 - 1) 35% Affordable Housing provision (30% London Affordable Rent, 70% London Shared Ownership)
 - 2) Air quality contribution of £15,500
 - 3) Local employment and training strategy (construction) including a financial contribution of £95,000
 - 4) Zero Carbon off-set contribution of £71,759
 - 5) Sustainable transport contributions including towards off-site car clubs and car club memberships for future occupiers of £112,500
 - 6) Car parking permit free restriction for future residents
 - 7) Travel Plan and monitoring
 - 8) Public realm and highway works to ensure safe ingress and egress onto Purley Way
 - 9) Section 278 agreement

- 10) Green Travel Plan
- 11) Retention of scheme architects (or suitably qualified alternative architect)
- 12) TV and digital mitigation
- 13) Monitoring fees and payment of legal fees
- 14) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

3.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate detailed terms of the legal agreement, securing additional/amended obligations if necessary.

3.3 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 within three years (compliance)
- 2) Approved Plans (compliance)
- 3) Construction and Environmental Management Plan (prior to commencement)
- 4) Archaeology (prior to commencement)
- 5) Biodiversity – bat survey (prior to commencement)
- 6) Contamination (prior to commencement)
- 7) Remediation Strategy (Prior to commencement)
- 8) Public art (prior to commencement)
- 9) Wind tunnelling and mitigation measures outlined for landscaping scheme (prior to commencement)
- 10) Aviation warning lights, construction and on building (prior to commencement)
- 11) Typical façade materials/detailing – 1:20 details used to produce 1:1 mock-ups, with 1:5 details to confirm following approval (prior to superstructure)
- 12) External facing materials, including physical samples and detailed drawings of design elements – including interim wind break (prior to superstructure)
- 13) Sample panels on site (prior to superstructure)
- 14) Balcony and balustrading design (including those requiring additional wind mitigation owing to their location) (prior to superstructure)
- 15) Hard and Soft Landscaping details of all Public Realm, communal amenity spaces and Children’s Play Spaces (prior to superstructure)
- 16) Biodiversity enchantment strategy including lighting design. (prior to superstructure)
- 17) Landscape and public realm management plan(prior to occupation)
- 18) Flues and Ventilation (prior to occupation)
- 19) Façade maintenance and cleaning strategy (prior to occupation)
- 20) Landscape and public realm management plan (prior to occupation)
- 21) Biodiversity (prior to occupation)
- 22) Public Realm and External Building Lighting (prior to occupation)
- 23) Delivery and Servicing (prior to occupation)
- 24) Car Park management plan (prior to occupation)
- 25) Refuse storage (prior to occupation)
- 26) External Noise Mitigation (prior to occupation)
- 27) Hard and Soft Landscaping details of Public Realm, Roof Top Amenity Spaces and Children’s Play Spaces (prior to occupation)
- 28) Piling (prior to specific works)

- 29) Step free access to all amenity spaces shall be provided to all future occupiers regardless of tenure (compliance),
- 30) The 'pocket park' between Blocks B and C shall be publicly available (compliance)
- 31) Detailed Surface Water Drainage Scheme (compliance)
- 32) Tree Protection (compliance)
- 33) Water use (compliance)
- 34) Noise limits (plant) (compliance)
- 35) Secured by design (compliance)
- 36) Accessible Homes (M4) (compliance)
- 37) Lifts (compliance)
- 38) Electric charging (compliance)
- 39) Cycle Storage (compliance)
- 40) All features and materials must comply with Part B of the Building Regulations in relation to fire safety (compliance)
- 41) Submitted Air Quality assessment (compliance)
- 42) Thames Water (Protection and upgrade of water supply infrastructure)
- 43) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

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

- 3.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.
- 3.6 That, if by within 6 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal



Image 1: Proposed Site Plan

4.1 A residential development is proposed at 922, 924, 926, 928 and 930 Purley Way. The 0.45 hectare site currently has 5 detached dwelling houses and is located within the environs of Purley District Centre as identified by Policy DM42.1 of the Croydon Local Plan 2018 (CLP). The scheme would comprise

- Three apartment blocks, ranging from 6, 9 and 12 storeys and containing a total of 155 residential homes. The 12 storey block would comprise 79 homes, the 9 storey block would comprise 47 homes and the 6 storey block would include 29 units.
- The proposal would provide 40% family units onsite.
- 35% affordable housing offer (by habitable rooms), providing 14 London Affordable Rent and 30 London Shared Ownership units, which equates to 44 units

- The proposal would be a car-free development providing 6 wheelchair accessible car parking spaces only.
- The proposal includes varying public realm and amenity spaces throughout the development which have different purposes and provide break-out areas, planting 40 trees and providing additional ecology benefits.

4.2 Additional information has been provided since the planning application was originally submitted. This includes further clarification on the daylight and sunlight assessment, alterations to the proposed ingress and egress and cycle stores following discussions with TfL and details relating to the energy strategy/urban greening factor as requested by the GLA.

Site and Surroundings

4.3 The site consists five detached houses, which front towards Purley Way. As you go north of the site, past 920 Purley Way, the other properties front towards Coldharbour Lane. To the east of the site, across the Purley Way are a number of 4 storey flatted developments which front towards Pampisford Road as well as the bungalow of 25 Hereward Avenue all of which are set at a lower land level than the site. To the south of the site is the Purley Way/Pampisford Road/Russell Hill Road Junction and the district centre beyond. Then to the west is Coldharbour Lane, an old bridleway and now pedestrian/cycling route, notably to and from Thomas More School, as well as a mature row of existing street trees which site above Coldharbour Lane. On the opposite side of these mature street trees is Russell Hill Road where there is extant consent for 7/8 storey flatted development (highlighted within the planning history section) at 29 – 37 Russell Hill Road. Land levels throughout the site and its surroundings rise from south to north and then also from east to west.



Image 2: Existing Site Location Plan

- 4.4 Whilst the immediate surrounding area is primarily residential, the character of the area has evolved significantly with no set typology and form of development. Owing to the site's location in close proximity of the District Centre the wider surrounding area is very mixed in character and uses.
- 4.5 The site has a Public Transport Accessibility Level (PTAL) of 4/5 (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, in close proximity to Purley Railway Station, a number of bus routes and the local amenities/shops located within the District Centre. The site fronts onto Purley Way which is part of the Transport for London (TFL) Strategic Road Network.
- 4.6 The site is not in a Conservation Area and there are no heritage assets on the site, nor directly adjoining. Purley Library and Purley United Reform Church (Grade II* listed) and the Brighton Road Local Heritage Area are located within the District Centre whilst the Upper Woodcote and Webb Estate Conservation Area is within the wider area.
- 4.7 The site is within an Archaeological Priority Area (APA) Tier II location. It is also within Flood Zone 1 with there being potential for groundwater and surface flooding. The whole borough is an Air Quality Management Area (AQMA).

Planning History

- 4.8 The following planning history is relevant for this site:

20/06030/ENV - EIA screening opinion under the Town and Country Planning - Environmental Impact Assessment - regulations 2017 - as amended - regulation 6.
Environmental Impact Assessment not required.

- 4.9 The following planning is relevant within the surrounding area:

29-35 Russell Hill Road - Ref: 19/03604/FUL

This scheme was granted planning permission in February 2020 and proposed the demolition of four existing houses and the development of a scheme of 106 flats which reaches up to 8-storeys in height. **Currently under construction.**

37 Russell Hill Road - Ref: 19/00467/FUL

This scheme was granted permission in December 2019 and proposes the demolition of 1 existing house and the development of a scheme of 47 flats, up to 8-storeys in height. **Currently under construction.**

Purley Baptist Church - Ref: 16/02994/P

This scheme was recently granted permission by the Secretary of State in July 2020 having been called in by the Secretary of State initially in 2017. The scheme proposes a residential development with community floorspace, 200 homes and up to 17-storeys in height. **Pre-commencement condition applications relating to this have begun to be submitted to the LPA for consideration.**

1 – 3 Pampisford Road – Ref: 12/00291/P

This scheme was granted permission June 2012 and proposes the demolition of the existing building erection of a three storey building with accommodation in roofspace comprising of 14 two bedroom flats and provision of associated parking spaces. **Currently under construction.**

5 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 5.1 The site is considered to be in a sustainable location and suitable for a significant development. It is on the edge of a District Centre, with good public transport accessibility and in an area with a mixed character.
- 5.2 The proposal constitutes a Departure from the local plan by virtue of being a tall building in an area which is not designated for tall buildings. For the reasons above and as expanded on in the “Considerations” section, the proposal is however considered to be appropriate and there are material considerations which outweigh the development plan.
- 5.3 The development is considered to be a high quality landscape and design led scheme, subject to detailing which is proposed to be secured by planning conditions. The heights of the proposed buildings would result in some less than substantial” to the Grade II listed Purley United Reform Church. However, with regard to the relevant legislation, policies and guidance, the harm is considered to be accompanied by clear and convincing justification with the harm being outweighed by the public benefits provided in the form of new housing, affordable housing and public amenity space.
- 5.4 35% of the proposed homes (by habitable room) would be affordable housing, of which 14 would be London Affordable Rent and 30 would be intermediate London Shared Ownership.

- 5.5 The new dwellings would provide good quality accommodation. The impacts to neighbours would be limited, and the proposal would comply with the Council's policies with regard to transport, environmental impacts and sustainability, subject to the recommended planning conditions and s.106 obligations.



Image 3: CGI Image of the development viewed from the Foxley Lane/Purley Way/Pampisford Road Junction

6 CONSULTATION RESPONSES

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

6.2 The following were consulted regarding the application:

Mayor of London (GLA) (Statutory Consultee)

6.3 The GLA (referred due to the proposal being more than 30m high, including more than 150 flats) made the following comments:

- London Plan policies on housing, design, heritage, access, energy, and transport are relevant to this application. The application is broadly supported in strategic planning terms, but the following matters should be addressed to ensure full compliance with the London Plan and the Mayor's Publication London Plan.

- **Principle of development:** The proposed redevelopment of the site for 155 residential homes and the optimisation of this underutilised brownfield site is strongly supported in strategic planning terms.
- **Affordable housing:** The development proposes 35% affordable housing by habitable room split 70:30 in favour of intermediate housing. The overall quantum of affordable housing is broadly supported. In order to follow the Fast Track route, the tenure of the affordable component must provide a minimum of 30% as low-cost rent (London Affordable Rent or Social Rent), the shared ownership component must also meet the definition of genuinely affordable housing, as set out in Policy H6 of the Publication London Plan.
- **Urban design and heritage:** The general layout and massing are supported. Measures to ensure a high quality pedestrian environment to the front of the site should be secured. A fire statement should also be provided. Less than substantial harm would be caused to the Purley United Reformed Church (Grade II). Further information is required to establish if the full potential of public benefits has been realised.
- **Inclusive access:** The scheme provides appropriate levels of accessible accommodation. This is supported and should be secured by condition, along with Building Regulations standards M4(2) and M4(3) in line with London Plan Policy 7.2 and policy D3 of the Mayor's Publication London Plan.
- **Climate Change:** Further information in relation to minimising energy cost, overheating risk, demonstrating potential for a DHN in the future, the proposed site heat network and energy centre, and ASHP system are required. A circular economy statement and whole-life carbon assessment are also required.
- **Transport:** Further work is required concerning the site access arrangement to address safety concerns and to ensure it is in line with the Mayor's Vision Zero approach, facilities to assist pedestrians crossing are required, clarifications on access to cycle stores in Block A Further work is also required to ensure the protection of TfL Street Trees (Paragraphs 52-61). [Officer Comment: TfL's comments are highlighted below and since these comments from the GLA, TfL have commented further].

Transport for London (TfL) (Statutory Consultee)

6.4 In general, whilst TfL raised concerns to the scheme they have not objected to the proposal. The following points were raised:

- Insufficient evidence has been provided to demonstrate that access cannot be achieved from Russell Hill Road / Coldharbour Lane. (*Officer Comment: This application proposes an access from Purley Way and this is what is being considered. However officers are of the opinion that any proposed access from Coldharbour Lane to this site specifically would detrimentally impact pedestrian safety on a key pedestrian link and owing to the significant land levels and the risk to the existing council owned street trees, an access from Coldharbour Lane would not be feasible*).

- The service vehicle trip generation for the site highlights there will be a significant daily uplift compared to the existing situation.
- Concerns were raised in relation to the potential right turns out of the site, despite mitigation measures. The proposal could result in a potential decrease in safety on Purley Way without mitigation. TfL request that the feasibility of a potential reduction in speed limit to reduce potential risk / severity is secured. These speed reductions measures could include for example signing, 30mph road marking roundels, coloured surface and rumble devices.
- Further consideration is required to determine if facilities to assist pedestrians crossing are required, notably towards Hereward Avenue and the potential cut through towards to Pampisford and facilities such as Hospital, School, Church and Nursery. *[Officer Comment: The applicant has set out the reasons why a proposed pedestrian crossing across Purley Way to link with Hereward Avenue is not a reasonable, required or possible in this location considering the 4 lane nature of the road. Considering the nature of the road, the limited permeability of a route which is only accessible via stairs and that the likely pedestrian trips are towards the district centre and towards the existing traffic lights south of the site overall this approach is considered appropriate].*
- Further work is required to ensure that the street trees root protection areas are acceptable *[Officer Comment: The applicant has now updated this accordingly].*
- Detailed design requirements relating to sizing of disabled parking bays, routes to cycle stores and cycle parking design requirements. *[Officer Comment: The applicant has now updated these accordingly].*
- Following matters to be secured: Detailed Travel Plan, Delivery and Servicing Plan, Construction Logistics Plan, s278 Highways Agreement, restriction on apply from parking permits

Local Lead Flood Authority (LLFA) (Statutory Consultee)

- 6.5 LLFA initially objected to the scheme, pending additional drainage details relating to on-site capacity (OFFICER COMMENT: The Council's Drainage Engineer subsequently confirmed that this information can be addressed by the recommended pre-commencement condition).

Designing Out Crime Officer

- 6.6 No objection subject to Secured by Design condition (OFFICER COMMENT: A condition is recommended).

Thames Water

- 6.7 No objection. Conditions and informative recommended (OFFICER COMMENT: The recommendation includes the Thames Water condition and informative).

Historic England

- 6.8 No objection subject written scheme of archaeological investigation condition (OFFICER COMMENT: This condition is recommended).

7 LOCAL REPRESENTATION

7.1 The application has been publicised by site notices, a local press notice, and letters to neighbours. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 7 Objecting: 7 Supporting: 0

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

Summary of objections	Response
<i>Principle</i>	
Cumulative impact of development.	The cumulative impact of development is considered in points 9.2 – 9.3, 9.11 – 9.38, 9.122 and generally throughout the report.
Impact upon adjoining sites development potential	The proposed development has been designed to limit, where appropriate, overlooking north towards 920 Purley Way ensuring that the adjoining site is not prejudiced for future development.
Destruction of garden space	The site is considered to be a previously developed site in a sustainable location and as seen throughout the surrounding area (along Russell Hill/Russell Hill Road including Oscar Close/Highbarrow Close), the re-development of gardens has provided sustainable development.
<i>Scale and massing</i>	
The buildings would be an overdevelopment of the site.	This is discussed in points 9.2 – 9.3 and 9.11 – 9.67
<i>Impact upon the adjoining occupiers</i>	
Tower over properties on Pampisford Road	This is discussed in points 9.81 – 9.105

Impact upon amenity of adjoining occupiers	This is discussed in points 9.81 – 9.105
<i>Future Occupiers</i>	
Proximity of the proposed development to Purley Way and Air Quality	This is discussed in points 9.113 – 9.114.
<i>Transport and Parking</i>	
Safe use of car park not possible.	This is discussed in points 9.119 – 9.134
Turn onto Russell Hill Road is already dangerous and adding another left turn will create further issues.	The proposed development would not alter the existing access onto Russell Hill Road and would alter, rather than create new accesses to and from the site.
No car policy discriminates against those that require a vehicle	This is discussed in points 9.119 – 9.134
Proposal would create extra traffic and pollution	This is discussed in points 9.113 – 9.114 and 9.119 – 9.134
Future residents will park in Hereward Avenue	Whilst Hereward Avenue is relatively close as the crow flies, it is physically separated by a four lane road which will act physical barrier with a safe route, involving crossing at the pedestrian crossings would be an approximate 400 metre walk.
<i>Other matters</i>	
Impact upon flooding – why isn't there rainfall harvesting on-site?	This is discussed in points 9.115 – 9.116.
Impact upon local infrastructure owing to rise in population	The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure,

	including educational and healthcare facilities across the borough.
Cumulative impact of construction in regards to noise, dust, pollution and air quality.	The building works will be temporary, and subject to conditions to limit inconvenience to neighbours and the highway network.
Where is the bulky waste collection point? Fly-tipping will occur	There is a bulky waste store located internally within Block A. A waste management strategy is proposed to be secured via condition to ensure access for all future residents.
<i>Non-material issues</i>	
The proposal would impact upon property prices	This is not a material consideration.

7.3 Chris Philp MP has objected to the proposal and referred the application to planning committee for the reasons set out below. Whilst the case is presented to committee accordingly, it is noted however that the referral was received outside of the timeframe set in the Council's Constitution.

- The proposal for three blocks of accommodation – a 12 storey, a 9 storey and a 6 storey building - is completely out of character with the local area in terms of style, height, density, size, footprint and massing.
- The proposal to build 155 homes on a site currently hosting 5 houses constitutes over-development and completely fails to respect the character of Purley.
- 12 storeys is far too high for this site and completely out of character with the local surrounding area.
- The proposal for a 12 storey block falls into a tall building category. Croydon Local Plan only allows for one high rise building in Purley and that has been taken by the approval of 16/02994/P – Purley Baptist Church
- The three blocks of flats proposed fail to respect the transition from an urban to a suburban character.
- Poor quality amenity for occupiers of some of the proposed units in terms of accommodation and environment.
- Poor landscaping design within the scheme; inadequate children's play area and quality amenity space
- No car parking provision for residents and visitors – other than 6 Blue Badge holder spaces

7.4 Councillor Quadir has objected to the proposal and referred the application to planning committee for consideration:

- Previously, this planning proposal was for a 9 storey building which is deemed to be too high. So it is very surprising that the response has been proposed to 3

blocks of 12, 8 & 6 storeys. One tall landmark building was allowed in Purley which is Mosaic Place.

- It is an over intensive development with poor ratio of housing mix proposed. Mainly single bed homes, a few two and three bed homes.
- Loss of natural habitat and trees in the local area.
- Purley provides 50% of the new home requirement for the whole of Croydon. By doing this Purley does not have the infrastructure to deal with this. There is a lack of schools, surgeries etc to deal with the new influx of people coming to Purley causing an accumulative impact.

7.5 The Purley and Woodcote Residents Associated have objected to the scheme on the following grounds:

- Loss of a family homes and not contributing to providing family accommodation in conflict with adopted policies and guidance.
- Overdevelopment of the site with the proposed development significantly increasing the built area of the existing family home, and with this overdevelopment of the site resulting in inadequate amenity space for potential occupiers contrary to adopted policies and guidance.
- The design submitted is out of keeping with the locality and surrounding townscape, as a result of its massing, form and overall development layout and appearance, contrary to adopted policies and guidance.
- Detrimental to the amenity of occupiers of adjoining properties. Given the size and scale of this proposed development the occupiers of neighbouring properties will suffer visual intrusion, increased noise and, for those adjacent to the proposed development, loss of privacy contrary to adopted policies and guidance.
- Inadequate car parking for a development of the size and scale proposed, resulting in additional on street parking, putting parking pressure on the surrounding area, and increased traffic movements so greatly endangering road safety, especially with schools close by, contrary to adopted policies and guidance.

8 RELEVANT PLANNING POLICIES AND GUIDANCE

In determining any planning application, the Council is required to have regard to the provisions of its Development Plan and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 2.

National Guidance

8.1 The National Planning Policy Framework 2019 (NPPF) and online Planning Practice Guidance (PPG) are material considerations which set out the Government's priorities for planning and a presumption in favour of sustainable development.

8.2 The following NPPF key issues are relevant to this case:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities

- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

Development Plan

- 8.3 The Development Plan comprises the London Plan 2016 (“London Plan”), the Croydon Local Plan 2018 (“Local Plan”), and the South London Waste Plan 2012.
- 8.4 The Local Plan supports the delivery of new homes across the borough, and identifies that at least 10,760 additional homes will be delivered on allocated sites in the Croydon Opportunity Area by 2036. Whilst the emerging New London Plan is a material consideration, the weight afforded is down to the decision maker linked to the stage a plan has reached in its development. The Plan appears to be close to adoption. The Secretary of State has commented on the Mayor’s Intend to Publish version and so it would appear to be nearing adoption. Therefore, the New London Plan’s weight has increased following on from the publication of the Panel Report and the London Mayor’s publication of the Intend to Publish New London Plan. The Planning Inspectors’ Panel Report accepted the need for London to deliver 66,000 new homes per annum (significantly higher than existing adopted targets), but questioned the London Plan’s ability to deliver the level of housing predicted on “small sites” with insufficient evidence having been presented to the Examination to give confidence that the targets were realistic and/or achievable. This conclusion resulted in the Panel Report recommending a reduction in London’s and Croydon’s “small sites” target.
- 8.5 The Mayor in his Intend to Publish New London Plan has accepted the reduced Croydon’s overall 10 year net housing figures from 29,490 to 20,790 homes, with the “small sites” reduced from 15,110 to 6,470 homes. Crucially, the lower windfall housing target for Croydon (641 homes a year) is not dissimilar to but slightly larger the current adopted 2018 Croydon Local Plan target of 592 homes on windfall sites each year.
- 8.6 It is important to note, should the Secretary of State support the Intend to Publish New London Plan, that the overall housing target in the New London Plan would be 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore, even with the possible reduction in the overall New London Plan housing targets, assuming it is adopted, Croydon will be required to deliver more new homes than our current Croydon Local Plan 2018 and current London Plan (incorporating alterations 2016) targets. The relevant Development Plan policies are listed in Appendix 2
- 8.7 The relevant Development Plan policies are listed in Appendix 2.

Supplementary Planning Guidance (SPG) / Document (SPD)

- 8.8 The relevant SPGs and/or SPDs are listed in Appendix 2.

9 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Affordable housing
- Housing Mix
- Character and appearance
- Heritage
- Public Realm and Landscaping
- Housing Quality
- Impacts on neighbours
- Impacts on the surrounding environment
- Transport, parking and highways
- Sustainable design

Principle of development

- 9.2 Paragraph 11 of the NPPF 2018 applies a presumption in favour of sustainable development which means approving development proposal which accords with an up-to-date development plan without delay. Paragraph 68 acknowledges the contribution of small and medium size sites can make in meeting the housing requirements and supports the development of windfall sites.
- 9.3 Policy SP2.1 of the Croydon Local Plan (2018) (CLP 2018) sets out that the Council will apply a presumption in favour of new homes. Policy SP2.2 commits to the delivery of 10,060 homes across the borough's windfall sites by concentrating development in the places with most capacity to accommodate new homes whilst respecting local distinctiveness of the Places, protecting the physical, natural and historic environment whilst recognising that Places change.

Existing Homes

- 9.4 Policy DM1.2 of the CLP (2018) permits residential redevelopment where it would not result in the net loss of three-bedroom homes or the loss of homes smaller than 130 sqm. The existing five homes are all four bedroom plus homes with a minimum gross internal area of 201 sq m and so are not protected by this policy. 62 family homes are proposed as part of the development and therefore the proposal would be in accordance with the requirements set out by Policy DM1.2 and provides a good amount of family homes.
- 9.5 The existing buildings do not hold any special significant architectural merit and are neither locally nor statutorily listed. Therefore, there is no objection to their demolition.

Proposed Homes

- 9.6 The proposal constitutes a residential development. Being a residential area, with existing homes on site, the principle of the proposed uses is supported.

Affordable Housing

- 9.7 The Local Plan requires the Council to seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate homes.

- 9.8 From the outset the applicant has proposed that 35% of the development, by habitable rooms, shall be affordable homes comprising 30% London Affordable Rent (LAR) and 70% London Shared Ownership (LSO). Block C would include a mixture of LAR and LSO units – the 6 storey block with its own lifts, service facilities and entry but having been designed to mirror the other blocks, in design detail, internal quality, entrances and access to amenity spaces. Block B would be made up of a mixture of LSO and market housing and Block A would be entirely market housing.
- 9.9 As the applicants proposed offer was below 50% affordable housing set out by Policy SP2.4 of CLP 2018, their offer has been independently viability tested to ascertain the quantum of affordable homes on-site. The applicant's viability appraisal, concluded that the development would make a deficit of over £17million without providing any affordable housing units. This appraisal was subject to a third party review which agreed that the scheme would not be viable, but seriously questioned that a developer would be willing to deliver a scheme which make no profit and incurring a net loss of over £6million pounds. These independent consultants have concluded that whilst they believe the proposal would still not be viable, they believe the deficit could be reduced to £1.16 million (whilst not providing any affordable housing) and with alterations to the proposed sales values this could reduce further/remove this deficit entirely. Therefore, whilst there is some disagreement about the overall viability of the scheme, the proposed affordable housing offer is well above the amount which can be assumed to be easily provided on site and so is acceptable.
- 9.10 Whilst the split proposed being 30% (LAR)/ 70% (LSO) does not adhere with local Policy SP2, the Mayor's affordable housing SPG sets out that tenures in a Fast Track application are acceptable if they meet a ratio of 30:30:40 (affordable rent : intermediate : tenure to be agreed with local planning authority), which this scheme does. Considering this and that the scheme has been shown not to be viable to provide any affordable housing on the site, in this specific scenario this split is accepted and the proposed quantum of affordable housing is considered to weigh significantly in favour of the scheme and to be a public benefit to the overall scheme.

Housing Mix

Housing Mix

- 9.11 Policy DM1 requires appropriate housing choice for sustainable communities and within urban areas of high public transport accessibility, states that at least 40% of units should have three or more bedrooms, although some of those homes can be provided as 2 bedroom 4 person homes during the first three years of the Local Plan subject to viability. The strategic borough wide target is 30% 3-bedroom units.
- 9.12 As outlined by the table below, 40% of units would be family units when including the 2b, 4p units on site (which is all of the 2 bedroom units on-site) and therefore meeting Policy DM1 requirements.

1 bedroom	2 bedroom	3 bedroom
93	48	14
60%	31%	9%

Housing Density

- 9.13 The site falls in an urban setting under The London Plan (2016) terms and has a PTAL score of 4/5. Table 3.2 of The London Plan identifies the optimum sustainable residential quality density; this table sets the density for such setting within a range of 200-700 hr/ha. The proposal would result in a density of 872hr/ha, which officers notes exceeds density when compared with the London Matrix.
- 9.14 As Members will be aware, the London Plan indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential such as local context, design and transport capacity. The acceptability of the development in terms of scale, mass, layout and appearance is discussed below and which represents an important dimension when determining the acceptability of a particular density of development. This project has clearly emerged out of a design-led response to the site and its highly sustainable location in close proximity to local bus services, Purley train station and within the environs of the District Centre is considered appropriate.
- 9.15 In summary, the proposed residential mix and its density are acceptable. The proposal would accord with the National and Local requirements and would optimise the delivery of additional housing in the borough. The provision of housing, and affordable housing are public benefits to the scheme.

Character and Appearance

Site Layout

- 9.16 The site is laid out in the form of three distinct buildings, which would read as a 'family of buildings'. They all have consistent overarching characteristics and unique differences informed by their particular siting within the site.

9.17 Generous entrance lobbies with waiting areas have been introduced to allow a comfortable welcome and place to pause on entry and exit to each block. Furthermore each block has an additional secondary accessible entrance to allow greater permeability from other approaches, from the south for Block A and from Coldharbour Lane to the west for Block B and C.

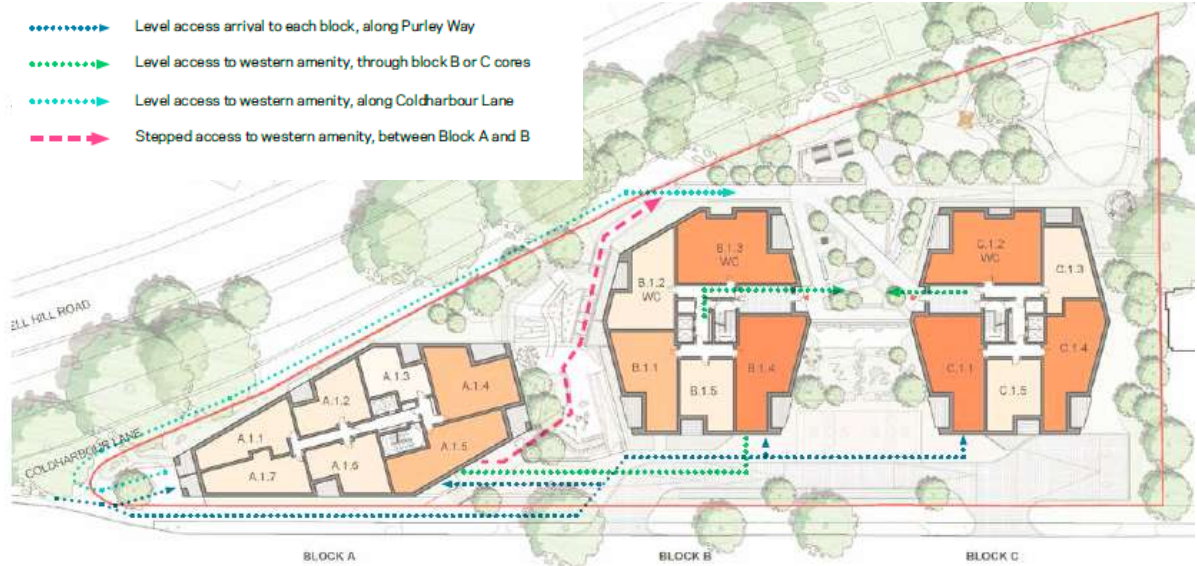


Image 4: Entrances and access to amenity spaces

9.18 Each building has a carefully considered building footprint and is chamfered according to the specific constraints of the sites. Block A is sited on the southern corner close to the site boundary with an ‘arrowhead’ footprint which presents a slender form to the southerly approach from the gyratory and centre and positively addresses this junction. Block B is angled towards the pedestrian entrance to the site on Coldharbour Lane and Block C is angled to reduce impact and views from the neighbouring property, 920 Purley Way and provide wider views through the site to the retained greenery beyond. Between the three blocks is generous space for communal outdoor amenity, play space, public art and landscaping providing a series of “outdoor rooms” for various activities while utilising and celebrating the significant

slope across the site with further communal space located towards the rear of the site (as seen in image 4).

Image 4 - Proposed Site Layout (and block labels)



Tall Building

- 9.19 Policy SP4.5 of CLP 2018 sets out that tall buildings will be encouraged in the Croydon Opportunity Area, areas in District Centres, locations in areas well connected to public transport interchanges and where there are direct physical connections to one of the above. Policy SP4.6 is also of note and applications for tall buildings will be required to: respect and enhance local character/heritage assets, minimise environmental impacts, respond sensitively to topography, make a positive contribution to the skyline and image of Croydon and include high quality public realm in their proposal.
- 9.20 When considered in relation to this proposal, the relevant parts of Policy DM15 set outs that tall or large buildings must respect and enhance local character proposals and will be permitted where they are located in place specific areas as outlined by policies DM24 – DM49, located in a minimum Public Transport Accessibility Level (PTAL) rating of 4, of exceptional design quality and that the building height, footprint and design relates positively to any nearby heritage assets.
- 9.21 The relevant place specific policy of the CLP 2018 is DM42.1 which details that within Purley District Centre and its environs developments should complement the existing predominant building height of 3 to 8 storeys with a potential for a new landmark building of 16 storeys. It is important to note the accompanying text to Policy DM42 which states that the district centre and its environs has a varied topography which presents opportunities for tall buildings.
- 9.22 It is clear that the proposed landmark building which Policy DM42.1 relates to has been approved as part of the Mosaic Place / Purley Baptist Church scheme. However, it is important to separate the two points of “how a building complements the existing building heights” and “a landmark building”, with this proposal not considered to

create a separate landmark building which competes Purley Baptist Church and the policy allocation.

- 9.23 The site does however include a 9 and 12 storey building. Taking into account the site adjacency to the approved schemes within Russell Hill Road (as highlighted in the relevant planning history) with these flatted blocks being up to 8 storeys in height and set at a higher land level, buildings of the proposed heights are considered to be appropriate – they respond to the emerging character, whilst stepping down to the north where there is a more suburban context. There is a clear rationale for why they are set out in the manner they are on the site. A 9 storey building in this location would be considered to complement this predominant building height and fully accord with policy.
- 9.24 However, the 12 storey block is considered to be a departure from policy, when considering the place specific policy and part of the Tall Building policy. A Local Planning Authority may depart from development plan policy where material considerations indicate that the plan should not be followed, subject to any conditions prescribed in Directions by the Secretary of State. The power to depart is set out in Article 32 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is important that the Croydon Local Plan is read as a whole, and that failure to comply with a single policy within the plan would not necessary lead to a sustainable reason for refusal. An assessment of whether the scheme demonstrates these material considerations is made at the end of the Character, Appearance and Heritage sections.
- 9.25 In this case, the site meets many of the criteria's set out by both the strategic and detailed Tall Building policy. It is located in an area with good access to public transport (PTAL 4/5), as well as local shops and services within the District centre. As discussed in detail within the design section of this report, the proposal is considered to be of exceptional design quality and whilst the proposal is considered to cause harm to the grade II Purley United Reform Church's setting, that setting is less than substantial and is outweighed by public benefits (detailed in the heritage section of this report).
- 9.26 Overall, the acceptability of this particular tall building is determined by how well it fits into its surroundings when viewed from both near and from a distance. To establish this, a number of verified views were submitted from various important vantage



points. These views demonstrated how the height, mass and design of the scheme would contribute positively to the skyline as seen in image 5.

Image 5: Looking south towards the site and the district centre from Purley Way

Townscape and Visual Impact

- 9.27 The elongated triangular site is bounded by Purley Way, Coldharbour Lane and No.920 Purley Way. All boundaries have significant green frontages, a key feature of the site particularly at the southerly apex of the site where prominent trees play an important part in the local character with the adjacent parcel of land to the west between Coldharbour Lane and Russell Hill Road where the majority of these mature trees are located.
- 9.28 Due to the sites location at the point of two intersecting and steeply graded roads leading out of the valley where Purley district centre is situated the site has fairly complex topography (approximately resulting in 5.75 metre rise from south to north and then 3.70 metres rise from east to west) which the applicant has worked through in its design iterations and has greatly informed the final siting and design of the buildings and adjoining landscaping.
- 9.29 The proposal has been accompanied by a detailed contextual analysis which has considered the site, the surrounding area and how their proposed design concept has evolved from this analysis.

Height, Scale, Massing and Design

- 9.30 The three buildings proposed as part of the development are designed to step down in height (from 12 to 9 and then 6 storeys), south to north, responding to the site's location between urban (Purley District Centre) and its evolving suburban residential contexts with the proposed developments on Russell Hill Road to the west of the site currently under construction.
- 9.31 The variations in height are also united by a consistent and legible top, middle and base façade treatment with clearly defined details including the fluted metal panels beneath the full height glazing of the top floors of Blocks A and B are present accentuate the building crowns as seen in image 6.

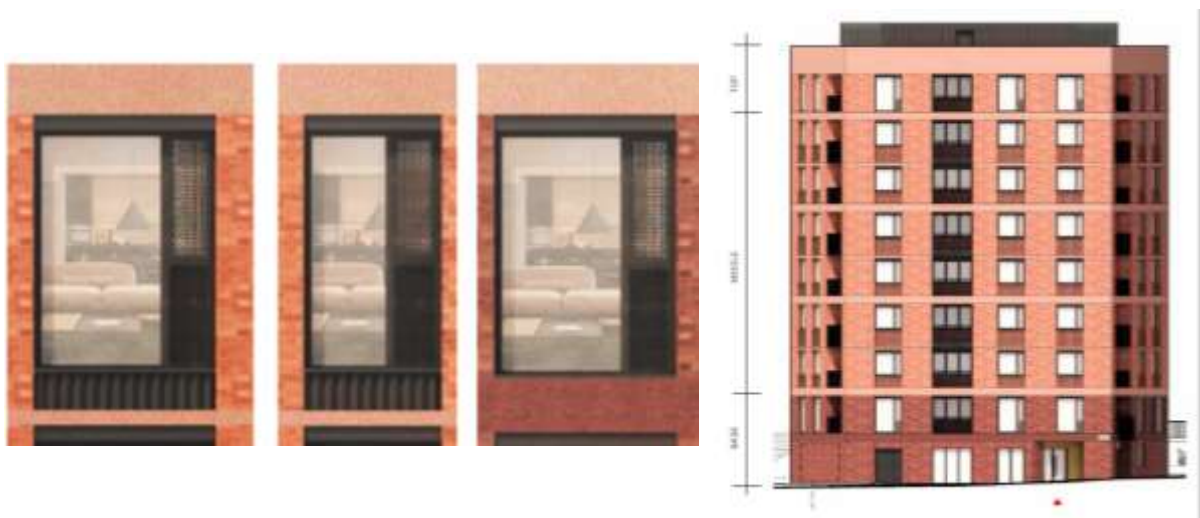


Image 6: Fluted Metal Panel details (left) and 'legible differentiation between the top, middle and bottom element of the proposed elevations' (right)

- 9.32 The proposal has a distinctive, contemporary massing with strong geometric forms that help to create a sense of openness and views between the blocks in keeping with the local character while the additional chamfers helping to maximise light in the centre of the site as seen in CGI image 7. The proposed form of the building adds interest, variations in the elevations and the additional benefit of natural surveillance throughout the site, over Purley Way and Coldhambour Lane to the rear.



Image 7: CGI Image looking south west towards the site from Purley Way.

- 9.33 The massing and layouts of the scheme responds skilfully to the complex topography of the site. This is illustrated in detail through a series of long and detailed sections and 3d views which indicate how the buildings intersect with the sloping ground at a human scale.

9.34 To reinforce differentiation between the three blocks subtle brick tone variation across the blocks, responding to brick tones found in local buildings and material palettes identified through character studies. The first two storeys are differentiated in a darker tone of brick so that they are read as plinths grounding the base of each block and breaking their homogeneity as shown in image 8.



Image 8: Purley Way Elevation detailing the proposed principle tonality across the site (top) and proposed main entrances (bottom)

9.35 Each main entrance is made legible and accentuated through generous chamfered surrounds treated with the same brick fluting. This then transitions into glazed brickwork, the colours of which are unique to each block to give a sense of individuality to each entrance as seen in image 8. The glazed finish and green colour palette was chosen to stand out and compliment the warm matte brick tones and reflect the soft landscape within and around the site. The shades of green and the warm hues of brick are also a subtle reference to the coat of arms of Coulsdon and Purley.

9.36 The proposed development reflects the surrounding Purley character through its material and façade detailing. Reconstituted stone banding and reinterpretation of local herringbone brick bond detail (found throughout the western side of Russell Hill Road including the Foxley Hatch Public House) in the form of fluted brickwork providing texture and visual richness across the facades as detailed in image 9.

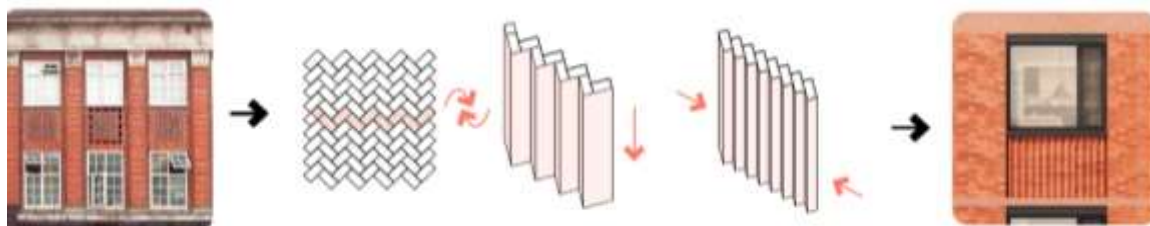


Image 9: Herringbone brick bone design development.

9.37 As seen in image 10, the design development has considered the use of hung tiles found in elevations throughout Russell Hill Road, and how these common features which form part of the areas character can be incorporated into this proposal in the form of added details to fenestration but also within privacy screening between the amenity spaces located at the 'arrowhead of Block A'. The proposed privacy screening would incorporate less porosity, limiting views through whilst the proposed window detailing larger in scale, allowing for improved light into the internal spaces whilst still taking into account prominent features which form the character of the area.

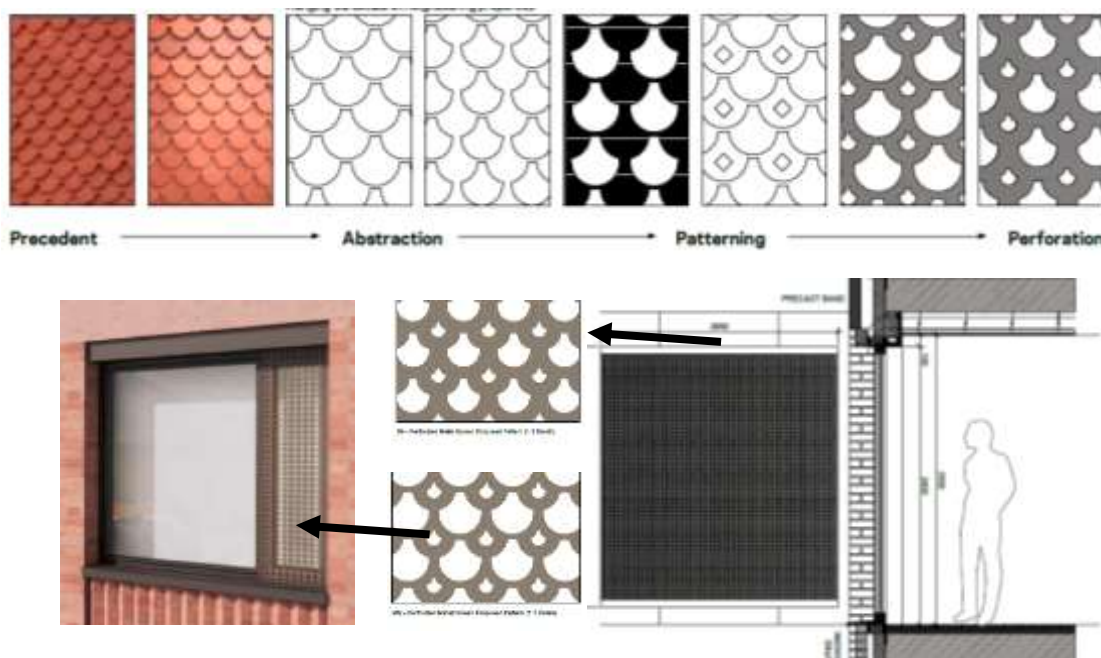


Image 10: Privacy and Window Screening Design Development

9.38 As set out by the local plan policy DM10, the cumulative impact of development must be considered. In this circumstance the proposal is considered to be a high quality design, which has not only considered but positively responds and reinforces the evolving nature of the local area, taking into its location within an urban location but the change to suburban characteristics which are north of the site. Overall the proposal is considered to further define and add new architectural layers to the locations sense of place.

Heritage

9.39 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.

- 9.40 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets and their settings, and affords great weight to the asset's conservation. At paragraph 193 it states that:
- “great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”*
- 9.41 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification” (paragraph 194), with less than substantial harm weighed against the public benefits delivered by the proposed development (paragraph 196).
- 9.42 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets, and Policy DM15 permits tall buildings which relate positively to nearby heritage assets.
- 9.43 The setting of a building is defined in the glossary to the NPPF as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’. The site is not within a Conservation Area and there are no designated heritage assets either on or immediately adjacent to the site. However, due to its height, design and prominence, it would interact with the setting and views of a number of heritage assets.
- 9.44 A number of views have been assessed throughout the course of the application, including verified views, and computer modelled views. A heritage assessment has also been submitted.

Purley United Reform Church

- 9.45 Purley United Reform Church is a Grade II listed building constructed in 1904 and is located on Brighton Road, approximately 100m to the south east of the application site. The Church is a ‘Free Gothic’ style building comprising of red/orange brickwork with stone banding, tracery and details and is listed due to the architectural interest of the strong and lively architectural expression of ‘Free Gothic’ architecture, which has not been diminished through later alterations.
- 9.46 The proposed development is visible in the background between 908 Brighton Road (in the left of the image below) and the Purley United Reform Church as illustrated by image 11 with the stepped form of the blocks still allowing the Church to retain its prominence from this vantage point. Given that there are not currently any existing buildings of the scale of the development proposed present in this view, it is recognised that the proposed development would alter the setting of the church, however given that the proposals would be in the background of this building, off to its side and below the roofline of the church, the level of heritage harm caused to the setting and significance of Purley United Reform Church would be less than substantial, minor and localised, with the public benefits being delivered through the proposed development outweighing this level of harm, as discussed later in this report.



Image 11: View of Purley United Reform Church illustrating the proposed development

Purley Library

- 9.47 Purley Library is a Grade II listed building constructed in 1936 and is located at the junction of Banstead Road and Foxley Lane, approximately 140m to the south west of the application site. The building is constructed of brown facing brick with stone dressings and features large steel framed windows of a 'Crittall' style that are a key feature of the building's appearance and is listed due to both its architectural interest and local interest as a building of civic importance.
- 9.48 A portion of the upper floors of Block A of the proposed development will appear in the background just above the Sunrise retirement apartment block as illustrated by Image 12 below. Given however that this would sit off to the side of the library and would effectively form an additional layer to a pre-existing mass of built form, the impact on the library would be limited and would not constitute heritage harm as the change to the setting of the heritage asset would be within its wider setting and would be of no material impact.



Image 12: View of Purley Library illustrating the proposed development (indicated by the green wireline)

Webb Estate

- 9.49 The Webb Estate Conservation Area is a residential estate constructed between 1898 and 1925 consisting of large detached houses and defined by its 'Garden First' approach and is located approximately 410m to the west of the application site. The special interest of the Webb Estate Conservation Area includes its significance in respect of the UK's town planning and landscape history, the landscaping present across the estate, and the unique character of the estate primarily embodied through its relative secluded tranquillity. Whilst the pattern of development within the Webb Estate Conservation Area is that of large plots with extensive landscaping, the surrounding area leading to the town centre is better characterised in contrast by a denser urban grain with plots dominated by housing rather than their gardens.
- 9.50 A portion of the upper levels of both Blocks A and B would be visible in the background above 4 Furze Lane and the existing and established mature tree planting and landscaping as illustrated by image 13 below. Given however that this is an isolated view and that the proposed development would only be visible during the winter months (due to increased tree cover at other times of year), with the extent of the development visible being limited, the proposed development would not adversely impact upon the special interest of the Webb Estate Conservation Area.



Image 13: View from the junction of Furze Hill and Furze Lane illustrating the proposed development (indicated by the green wireline). Other consented developments are indicated by pink wirelines.

Brighton Road Local Heritage Area (LHA)

- 9.51 The site lies adjacent to the Brighton Road LHA which is primarily made up of the Brighton Road and Russell Hill Road shopping parade. The site is visible primarily from Russell Hill Road (in addition to the view from Brighton Road beyond the Purley United Reform Church previously discussed). Whilst the proposed building will be visible from within the LHA, overall its role would be minimal and where visible would contribute positively to the wider townscape of these non-designated heritage assets which have taken design cues from the positive buildings located within the local area.

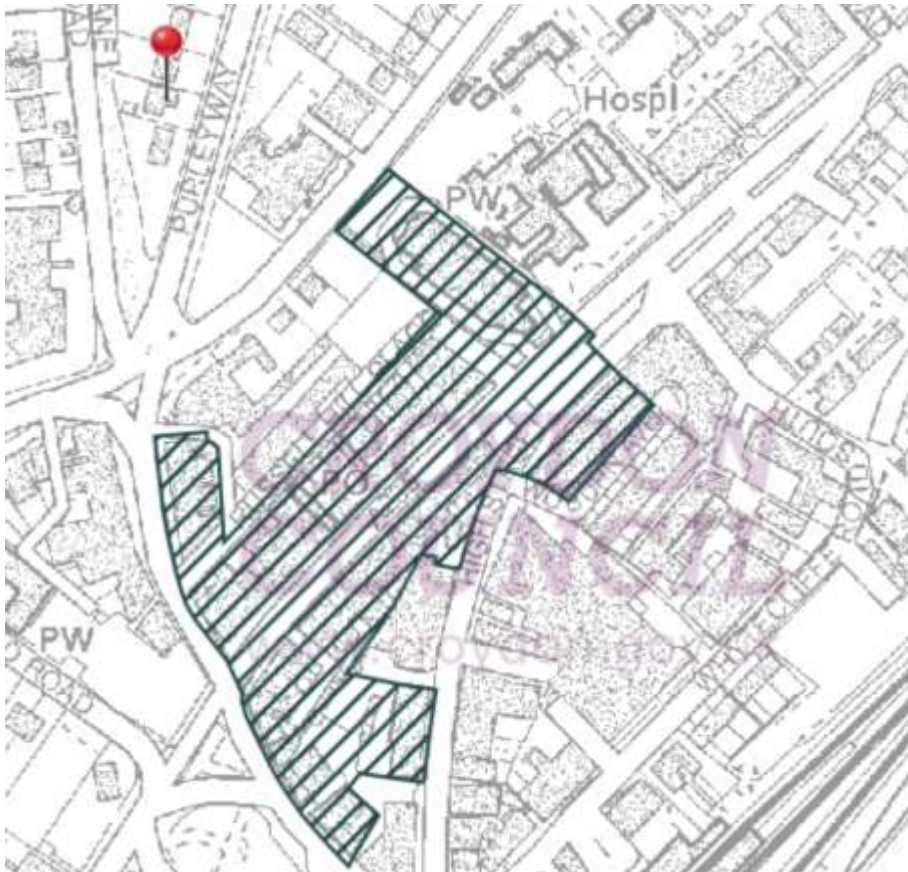


Image 14: Brighton Road Local Heritage Area.

Harm and Public Benefits

- 9.52 No direct harm to the fabric of any heritage assets would occur as a result of the proposal, however it would cause less than substantial harm to the settings of the Purley United Reform Church as set out above.
- 9.53 A much smaller development (or no development) may avoid harm to heritage assets, but that would not deliver the scheme's benefits in terms of housing, and specifically, affordable housing. Officers are of the view that the benefits of the proposal could not be achieved, without that level of harm. Those benefits, accompanied by the minimisation of the accompanying harm, offer clear and convincing justification for the harm to heritage assets identified above.
- 9.54 Having concluded that the scheme gives rise to "less than substantial harm", and that there is clear and convincing justification for that harm, it is necessary to weigh that harm against the public benefits. The public benefits weighed against the scheme are as follows:
- the delivery of a significant quantum of housing contributing positively to the borough's housing stock;
 - and a significant proportion of affordable housing, including 14 at London Affordable Rent and 30 at London Shared Ownership; and the delivery of a new publicly accessible pocket park within the sites frontage.

- 9.55 Officers are of the view that those public benefits would outweigh the harm caused to the various heritage assets.
- 9.56 As the site lies within the London to Brighton tier II Archaeological Priority Area and adjacent to tier I area, an Archaeological Assessment was undertaken and submitted as part of the application. The findings of the assessment revealed that there is a moderate potential for Roman and/or Saxon period archaeology. To safeguard any archaeology, a planning condition is recommended requiring a written scheme of investigation to safeguard the archaeological interest.
- 9.57 Subject to the recommended conditions, the proposed buildings would result in a high-quality design which contributes positively to the skyline and surrounding townscape, provides a set of high quality environments, reflects the materiality and richness of detailing within its local context, and successfully balance intensification with high quality active frontages and pedestrian design features. The development would therefore result in a high quality environment which contribute positively to the character and appearance of its setting.

Public Realm and Landscaping including trees

- 9.58 The landscape approach successfully nestles the development into its surrounding context taking advantage of the significant slope on site and providing a series of spaces for various scales of outdoor activities including, a slide and formal play area (as seen in image 15).



Image 15: Main playspace amenity between Block A and B (site layout left and section right)

9.59 A rockclimbing wall, a range of intimate small-scale outdoor areas with seating, and larger lawned areas located between Blocks B and C as well as to the rear of the site. There is also a publicly accessible play space between Block B & C which would be accessed from Purley Way and shown in image 16. This innovative use of the topography embedding the playspaces and communal areas within the topography is considered to provide high quality soft landscape which adds character and definition to the development but allows it to play a role within the wider area.

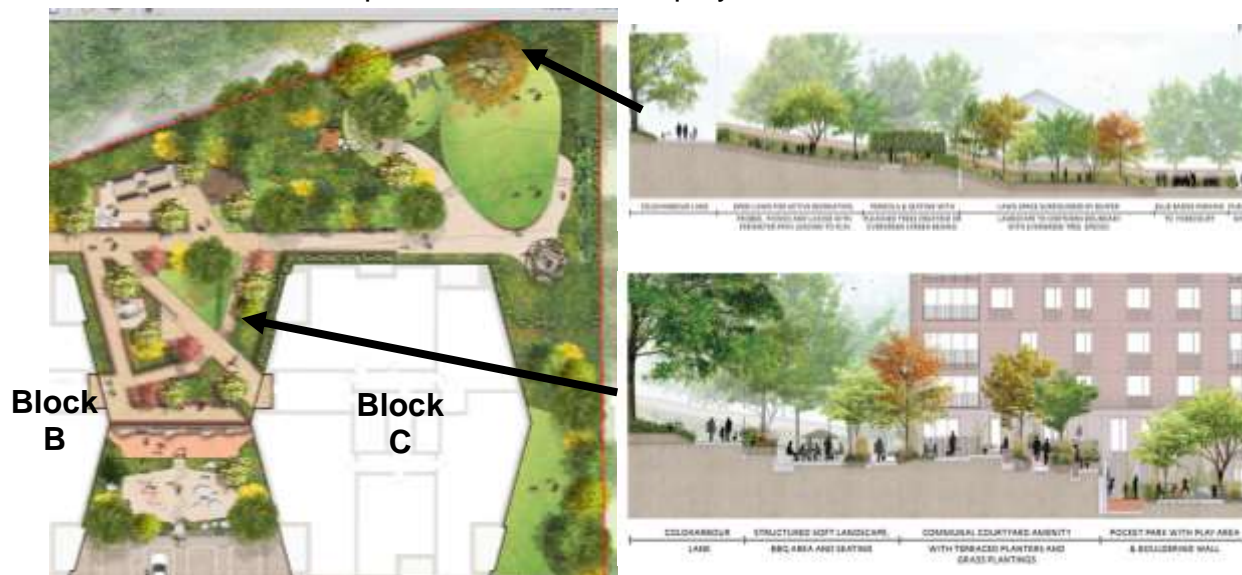


Image 16: Proposed landscape masterplan between and to the rear of Blocks B and C (left) and section details between Block B and C (top right) and Block C and 920 Purley Way (bottom right)

9.60 The landscape designs successfully maintains and enhances the mature planted character of the site and its boundaries including an improved corner treatment with landscaping and seating adjacent to the existing bus stop on Purley Way. Detailed conditions will ensure the landscape has adequate impact on day one and the ability to mature comfortably over time. As part of the surface water strategies nature based SUDs in the form of rain gardens have been designed into the landscape at its easterly and southerly extents at the lowest levels of the sloping topography.

9.61 There are currently 32 trees or groups of trees/hedges on-site, with 29 street trees located west of the site within Coldharbour Lane. None of these are subject to a TPO. The street trees will be protected throughout the construction process with none of them being removed. 10 trees, 3 groups of trees and 3 hedges (totalling 24 in quantity) are proposed to be removed as part of the development (none of which are formally protected), with one of those trees noted to be a B grade trees. This B grade tree is located in the rear garden of 926 Purley Way, and has little visual amenity value and therefore is not considered to be worthy of protection. The proposal includes the planting of 40 trees located throughout the site, with larger, pollutant resistant species proposed at the front facing onto Purley Way with a wide range of species in principle proposed within the other amenity spaces. Taking into account this significant replanting and proposed development of the wider landscaping masterplan overall the proposal is considered to provide a high quality environment for future occupiers as well as the wider character of the area.

9.62 The proposed boundary treatment along Coldharbour Lane will have a number of setbacks from the boundary to enhance the green fringed character of the lane. The

inset fence will be further developed through the public art condition. It will incorporate a bespoke design, forms and range of materials to create relief and visual interest along the boundary.

Public Art

- 9.63 Local Plan Policy DM14 requires the inclusion of public art, which is to be secured by a planning condition. Although no specific form of public art has been proposed, the applicant has committed to the provision of design elements within both the public realm and the building itself that will contribute to the aesthetic quality of the locality. The use of elements such as unique paving design, areas located at the northern elevation of Block B and southern elevation of Block C as well as decorative boundary treatments have been identified as ways to achieve this. The condition will include review of the public art strategy, brief and final designs and include physical samples and proofs of concept where appropriate.

Designing Out Crime

- 9.64 The proposal was considered by the Metropolitan Police Service's Designing Out Crime Officer who advised that the site should be well thought out to minimise the risk of criminal activity. They identified potential concerns which will require additional detail to be provided (relating to cycle and refuse stores as well as landscaping across the site) which they suggest should be addressed through planning conditions. In order to ensure a safe, inclusive and accessible development where crime and disorder, and the fear of crime, do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning condition, alongside security measures across the site.

Conclusions on Tall Buildings, Heritage and Departure

- 9.65 The scheme constitutes a Tall Building, is a Departure from the local plan and creates some harm to heritage. As set out in the above report, these issues require careful consideration as to whether the proposal is acceptable. Taking the heritage implications, the harm caused is less than substantial and is limited to the Purley United Reformed Church's setting. It is outweighed by the public benefits set out at paragraph 9.54. The scheme is not in an area identified for tall buildings, but all the other criteria set out in policy DM15 are met (such as the high PTAL of the site, quality of the scheme etc). Therefore, whilst not being in an area identified for tall buildings, a tall building is acceptable as policy DM15 is met apart from DM15a.
- 9.66 Turning finally to the issue of a Departure, the policy departed from is the requirement in DM15 for tall buildings to be located in areas identified (policy DM15a) and the Purley place specific policy for buildings to be up to 8 storeys in height complementing the character of the area. A Departure must be justified by material considerations that outweigh the departure. Officers consider that there are material considerations outweigh the departure as follows:
- The scheme's contribution to sustainable development through its use of a well located accessible site,

- The high quality of design and landscaping proposed throughout the site and its benefits through the provision of publically accessible pocket park area (climbing wall)
- The good provision of residential units and affordable housing units

9.67 Therefore, officers are satisfied that a Departure is justified in accordance with the requirements of the Development Management Procedure Order.

Quality of Accommodation

9.68 Policy SP2.8 of the Croydon Local Plan 2018 indicates that housing should cater for residents' changing needs over their lifetime and contribute to creating sustainable communities. Individual units should meet the standards set out in the London Housing SPG and Nationally Described Space Standards.

9.69 The proposed building would have legible and well-designed entrances, with overlooked and attractive frontages. Internally, the communal spaces would have sensible layouts, generous entrances, and spaces for internal letterboxes. No flat would be more than twelve metres from the nearest lift. All of the blocks would have a maximum of seven units per floor allowing the opportunity for future residents to know their closest neighbours. There would be easy access for residents to bin stores, cycle storage and all communal amenity areas.

9.70 All units would comply with the Nationally Described Space Standards, with sensible layouts, storage space and well-proportioned rooms. Many would be dual aspect. There would be some single aspect units, which would mostly be one-bedroom flats, and all of which would be no deeper than they are wide thereby allowing good access to natural light. No north facing single aspect units are proposed.

9.71 A daylighting assessment was undertaken demonstrating that all of the tested rooms met or exceeded the BRE guidelines for average daylight factor (ADF). In terms of sunlight, all assessed rooms will receive levels of sunlight (APSH and WPSH) that satisfy recommended targets throughout the year including during winter. The daylight and sunlight levels afforded to future occupiers of the development would be acceptable.

9.72 The site fronts onto Purley Way and this is an obvious source of noise pollution. To ensure that a reasonable level of amenity for future residents is obtained throughout the year, the noise mitigation measures (double glazing and ventilation systems) will be secured by way of condition.

9.73 The proposed units would also experience good levels of privacy, with all windows being at least 12m from the directly opposite windows. Due to the orientation, chamfered elevations and layout all units would benefit from acceptable levels of privacy and outlook for an urban location.

Accessible Housing

9.74 Level access is proposed to all buildings from Purley Way, with all blocks including dual lifts to ensure step free access to all homes. Blocks B and C have internal step free access to both front and rear amenity spaces. Block A, would have secure fob

access for residents with step free requirements to travel through Block B to the rear amenity areas. This approach is considered acceptable and is proposed to be secured via condition.

- 9.75 16 (or 10.3%) of the proposed units are designed to be accessible 'wheelchair user' dwellings, which satisfies the Local Plan requirement for new homes to comply with Building Regulation Part M4(3) (Wheelchair User Dwellings). The remaining 89.7% of units would be accessible and adaptable M4(2) dwellings. Planning conditions are recommended to secure compliance with Parts M4(2) and M4(3) of the Building Regulations. The site offers level access routes to wheelchair accessible public transport (including buses, trams and trains) and therefore wheelchair users would not be wholly car dependent. Six accessible parking spaces are proposed within the sites frontage and which will be allocated to future occupiers who are blue badge permit holders.

Outdoor Amenity Space and Playspace

- 9.76 All units are required to have access to private and communal amenity space which meets the requirements of the London Housing SPG in terms of size.
- 9.77 All units have direct access to private balconies ranging from 5 to 9sqm and the building also include significant amenity spaces (as detailed within the public realm and landscaping section). The main communal spaces provide a combined area of 980sq m of communal amenity spaces (including child play spaces). These areas allow opportunity for residents to access to areas of open space with direct sunlight throughout the day.
- 9.78 In terms of play space, the child yield calculator expects 37 children to reside in the development, with the development required to provide 256.2 sqm of play space and 30 sqm of doorstep play. The proposal includes 414.7sqm of play space and doorstep play, across the site in a number of communal areas and this combined with the shared landscape amenity areas and the private amenity spaces (balconies) would meet with the minimum benchmarks for the play space requirements for 0-17 year olds on-site.
- 9.79 An overshadowing assessment was carried out for all outdoor communal amenity spaces located between and to the rear of the buildings. All tested areas meet the BRE's Sun Hours on Ground test, which requires that more than 50% of each area receives at least two hours of direct sunlight on 21st March.

Housing Quality Summary

- 9.80 Overall, the proposed development would provide well-designed homes which would offer a sense of arrival and place of retreat, in line with the aspirations of the London Housing SPG. The homes themselves would offer residents a combination of good outlook, privacy, sunlight and daylight, internal spaces and private amenity spaces. There would also be well-designed communal landscaped gardens and playspace. Overall, the proposal would all offer an acceptable standard of accommodation.

Impacts on Neighbours

Privacy, Outlook, Noise and Disturbance

- 9.81 The site is surrounded by a number of neighbours (as shown in image 17) that could be affected by the development during demolition, construction or on completion. Care should be taken to ensure that there isn't a loss of amenity for current or future occupiers that may arise from noise and disturbance, impacts on privacy and outlook. Rigorous construction environmental management plans would be required to detail a range of mitigating measures to reduce these impacts insofar as possible.
- 9.82 The separation distances between the highlighted plots and the application site are compliant with the minimum distances set out in the in the Suburban Design Guide SPD, although directly linked to an application of this scale these standards these continue to be useful guidelines for all developments to follow and each relevant site is discussed in more detail below.

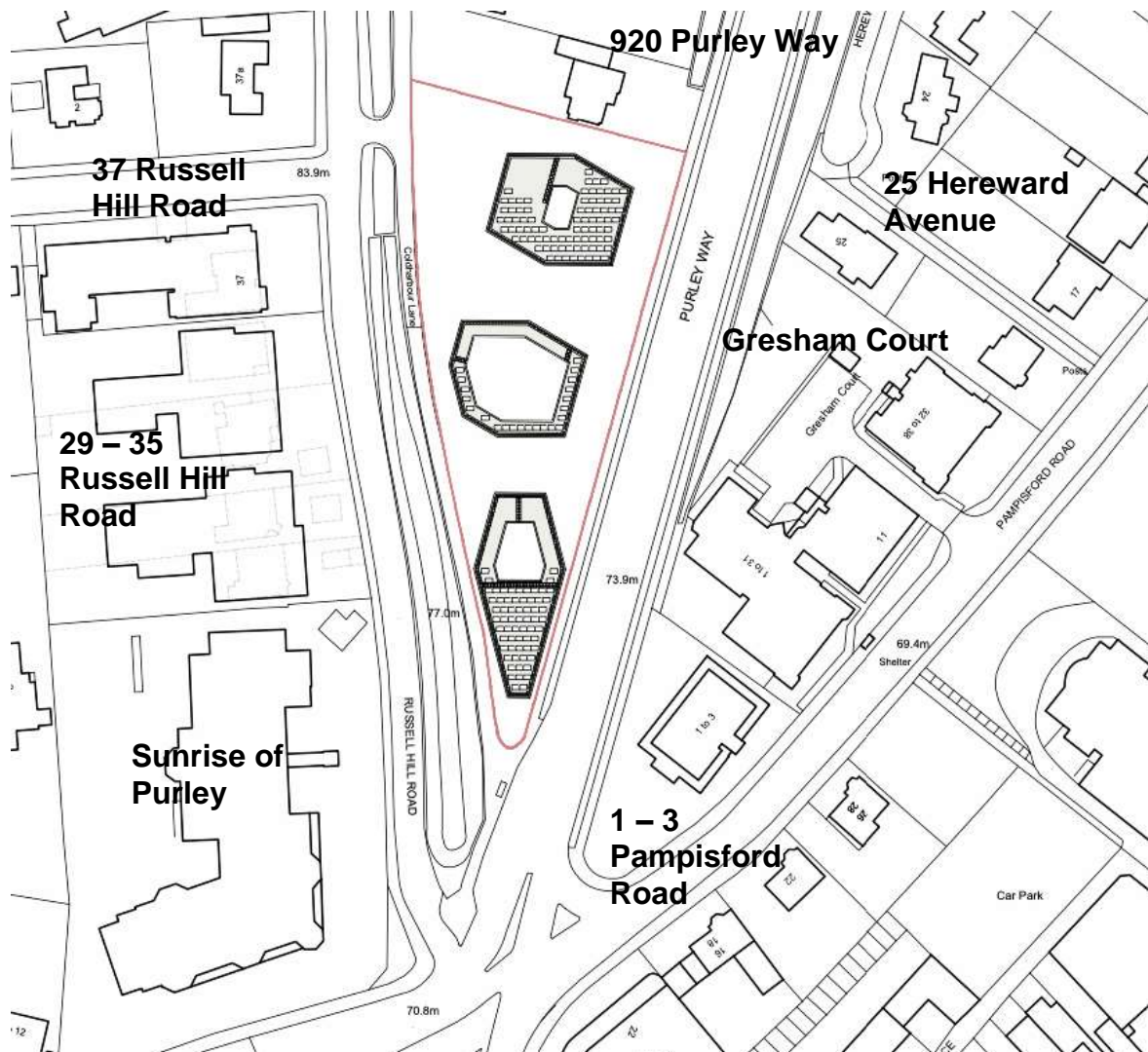


Image 17: Proposed Site Plan with adjoining occupiers highlighted.

Sunrise of Purley

- 9.83 Sunrise of Purley is a care home for the elderly and is located to the south west of the application site and is approximately 40m away from the proposed building. Given the generous separation distances it is unlikely that there would be any material impact on overlooking from the proposed development to this neighbouring site. The angled façade would only allow oblique views into the site and is therefore considered to be acceptable with notably the private amenity space to the rear of this care home being unaffected.

29 – 35 Russell Hill Road

- 9.84 As detailed within the planning history section the site has gained planning permission for 106 flats to replace the four single family dwelling houses. As above there is approximately 40m separation from the development site. It is important to note that although there would be windows facing each other, the separation distances negate any harm to future occupiers of both development sites.

37 Russell Hill Road

- 9.85 Alongside 29 – 35 Russell Hill Road, 37 Russell Hill Road has gained planning permission for the construction 2-8 storey flatted development, comprising 47 units. The consented scheme would be approximately 50m away from the smaller of the blocks within the development site. Given the site conditions and separation distance it is again unlikely that there would be any adverse impact on amenity for future occupiers.

920 Purley Way

920 Purley Way lies directly to the north of the site and has the closest proximity/relationship with the smallest Block (C). Block C has been designed with neighbour amenity in mind and so alongside the design intent of the scheme, the chamfered built form steps away from this adjoining occupier. Windows have been inset and angled with the larger of the two panels to be obscurely glazed on the north western elevation. This would prevent undue overlooking into the adjoining occupiers rear garden for the first 10m and habitable spaces as seen in image 18.

- 9.86 The north eastern elevation would have views onto the public facing elevation of No. 920 Coldharbour Lane. Although it is acknowledged that there will be views onto the front of the property it is not considered to cause undue harm to privacy and overlooking given the existing condition is the same with views from Purley Way. Officers are satisfied that the design interventions that have taken place are satisfactory to preserve the amenity of these adjoining occupiers and not prejudice the adjoining site from future development.



Image 18 – Site Layout planning detailing Block C and 920 Purley Way (top left), close up of inset windows (top right) and CGI visualisation of this approach (bottom)

25 Hereward Avenue

- 9.87 25 Hereward Avenue lies to the north east of the site separated by Purely Way. The Block C would be approximately 35m away from this neighbouring property, further separated by a dense embankment of trees. It is recognised that as the proposed site sits at a higher level to the neighbouring sites to the east, careful consideration of neighbour amenity is undertaken. However, given the site condition and separation distances it is unlikely that there would be any material impact on amenity to this neighbour.

Gresham Court

- 9.88 Gresham Court refers to, two linked three storey, residential blocks and a smaller, two storey residential block that have their principal elevations on to Pampisford Road. There would be approximately 25m separation distance from the nearest corner point of Gresham Court and the proposed development. This site would interact with the tallest building (Block A) that has been proposed. However much of the rear elevation on Gresham Court is obstructed by a retaining wall and so the closest, visible window on the rear elevation would be approximately 37m away. Given the chamfered edge condition of the building, separation over Purley Way and the dense, embankment, tree coverage, officers are satisfied that an acceptable level of neighbour amenity will remain in terms of overlooking, privacy, noise and disturbance.

1 – 3 Pampisford Road

- 9.89 This neighbouring site is approximately 37m away from the closest edge of the proposed development. It is recognised that as the proposed site sits at a higher level to this neighbouring property and that Block A is the tallest element of the proposed development. Whilst it is acknowledged that the new development will inevitably impact upon this adjoining site, overall, this is an urban location with 1 – 3 Pampisford Road being surrounded by existing public vantage points from Purley Way and Pampisford Road. Therefore, the proposal is not considered to detrimentally impact the amenities of these adjoining/future occupiers to an unacceptable degree.
- 9.90 Overall, the individual design of the proposed building has been designed to reduce impacts to neighbouring properties. Taking this and the separation distances into account it is considered that the development would have minimal impact on neighbour amenity for existing and future occupiers

Daylight and Sunlight Impacts

- 9.91 An amended sunlight and daylight assessment was submitted with the application, to take into account the approved developments within Russell Hill Road. It considers the impacts of the proposed development on the adjacent residential neighbours in accordance with the 2011 Building Research Establishment (BRE) guidelines. The neighbouring residential properties facing the site were tested for daylight impacts. Those residential windows which were also within 90 degrees of south (i.e. those receiving sunlight) were also tested for sunlight impacts. See Appendix 3 for BRE Guidance terms.

Applying the BRE Guidance

9.92 As shown in image 13, the daylight and sunlight assessment identify the 8 neighbouring properties tested for sunlight and daylight and which are discussed individually below:



	Neighbouring Building	Use	Assumed sensitivity
1	Sunrise of Purley	Residential: Assisted living complex	High
2	29 – 35 Russell Hill Road	Residential: one 5 -7 storey apartment block, and one 6 -7 apartment block*	High
3	37 Russell Hill Road	Residential: 2-8 storey apartment block**	High
4	1 Coldharbour Lane	Residential: 2-storey house	High
5	920 Purley Way	Residential: 2-storey house	High
6	25 Hereward Avenue	Residential: 1-storey house	High
7	Gresham Court	Residential: Retirement home complex	High
8	1 – 3 Pampisford Road	Residential: 3-storey apartment block***	High

* Consented development (ref. 19/03604/FUL); assumed complete within models

** Consented development (ref. 19/00467/FUL); assumed complete within models

*** Consented development (ref. 12/00291/P), currently under construction; assumed complete within models.

Image 13: Diagram showing locations of neighbouring properties (top) and table of these properties (bottom)

Sunrise of Purley

- 9.93 8 windows, located within the northern element of the building located in the eastern elevation with 7 of those windows meeting the meet BRE baseline guidance for VSC, in regards to daylight. Noticeably one window will fall below to 0.73 of its former value and 26.1% maintains an acceptable level of daylight marginally below however, considering this is relatively minor reduction overall the proposal is not considered to be significantly detrimental to this adjoining occupier.

29 – 35 Russell Hill Road

- 9.94 26 windows were tested in regards to VSC, with 6 of those windows meeting the BRE guidance for daylight. The other 20 windows, are located in 17 rooms within this proposed development and therefore were tested for average daylight factor (ADF) considering the internal room arrangements were known. All of these rooms would meet the ADF for their specific use (kitchen, living room, bedroom etc) and therefore the proposal is not considered to detrimentally impact the future occupiers of this development.

37 Russell Hill Road

- 9.95 6 windows were tested in regard to daylight with all windows meeting the BRE's guidance. The proposal is not considered to impact the future occupiers daylight.

1 Coldharbour Lane

- 9.96 Considering the orientation of this adjoining occupier (fronting towards Coldharbour Lane rather than Purley Way) 3 of their rear windows have been assessed for daylight and sunlight impact. All 3 windows would continue to meet the BRE guidance and therefore there is not considered to be detrimental impact in the way of daylight or sunlight for this adjoining occupier.

920 Purley Way

- 9.97 With this adjoining occupier to the north of the site and abutting the northern boundary, 10 windows have been tested for daylight impact. All ten continue to achieve a VSC of greater than 27% or 0.8 times its former value.
- 9.98 The garden space of this adjoining occupier have also been tested for overshadowing impact but would remain unchanged with 100% of the garden space achieving 2 hours of sunlight on 21st March. The proposal is therefore considered to be acceptable and in accordance with the guideline set by the BRE.

25 Hereward Avenue

- 9.99 Across Purley Way, 5 windows within this single storey bungalow were tested and would maintain a VSC valuer greater than 27% for daylight levels. Owing to the orientation of this bungalow, 1 window has been tested in regard to sunlight impact with that window continuing to achieve the BRE's criteria. The proposal is therefore not considered to detrimentally impact daylight and sunlight levels of this adjoining occupier.

Gresham Court

- 9.100 East of the site is Gresham Court, a flatted development where 56 windows have been tested for VSC. 37 of those windows meets the BRE's guidance with 19 windows having a VSC value less than 0.8 its former value. Considering the sites age, floorplans have been sort for some of the units. 9 windows of the 19 windows which fall below 0.7 times their former value area and are located in 6 rooms. These rooms have therefore been considered in regard to the ADF and would continue to meet the ADF levels point post development. Therefore, whilst there would remain a minor impact upon 10 windows which fall between 0.7 and 0.8 times their former value overall considering the sites urban location, the proposals impact upon daylight is acceptable.
- 9.101 Due to the T shaped nature of this building 24 windows have been tested for sunlight impact with all windows achieving the BRE's guidance for annual and winter sunlight hours.
- 9.102 An overshadowing study has reviewed the proposed sunlight for the communal amenity space within this development. 83% (down from 87%) of the space would continue to meet the 2 hours of sunlight on 21st March, as specified by the BRE's guidance and is therefore considered acceptable.

1 – 3 Pampisford Road

- 9.103 8 windows within this flatted development, currently under construction have been tested for daylight impact. Whilst only 1 of the 8 windows would meet VSC guidelines, again as the floorplans are available, the 6 rooms to which these 8 windows have been tested for ADF and they continue to meet the guideline for average daylight factor post development.
- 9.104 The communal amenity space located in the north west of the site has been tested for an overshadowing impact and there would be no change from the existing situation for this space. The proposal is therefore considered to be acceptable.

Daylight and sunlight conclusions

- 9.105 Whilst the proposed development would result in some daylight and sunlight impacts for the surrounding properties, in the vast majority of instances where impacts beyond BRE guidelines occur, these are only minor in nature and where these impacts occur, good levels of daylight and sunlight are generally still maintained, especially considering the urban location of the affected properties. As such the daylight and sunlight implications of the proposed development for surrounding properties are acceptable.

Impact on the Surrounding Environment

Microclimate

- 9.106 The wind conditions around the scheme were assessed through wind assessment which considered the existing conditions surrounding the site and the affect the development may cause. The proposed assessment details that the wind conditions

surrounding the site for both pedestrians and cyclists would be unchanged by the development.

- 9.107 Notably there is potential for an impact within the development itself and notably in locations between the blocks including the children's playspace between Block A and B during the winter months as well as the private balconies of residents within Blocks A and B.
- 9.108 The report sets out proposed mitigation methods in the form of appropriate landscaping should mitigate the microclimate within these spaces to an acceptable standard.
- 9.109 The report suggests that the balcony spaces which are noted to be potentially impacted by wind (notably those that are either within the northern and/or western elevation) should have balustrading which has 30% porosity. The agent has stated that owing to concerns relating to what impact this would have on the overall design approach as well as the impact being largely restricted to winter months, when balcony spaces are not as likely to be used this mitigation has not be introduced.
- 9.110 Whilst the LPA acknowledge this point, future occupiers should be able to use their balconies accordingly throughout the year and with a continuation of the design intent considered for the proposed privacy screening, believe that a design led solution to this can be included.
- 9.111 In conclusion, as no wind tunneling exercises have been undertaken and considering the changing environment to ensure that the appropriate landscaping and design mitigations are included within the relevant conditions, a wind tunneling condition is proposed accordingly so these can be detailed appropriately.

Contamination

- 9.112 The site historically has been residential in nature, however considering the scale of the development a full site investigation should be undertaken, assessed and approved by the LPA prior to the commencement of work on-site. This is proposed to be secured via conditions accordingly.

Air Quality

- 9.113 The site is in an Air Quality Management Area (AQMA). The submitted air quality assessment demonstrates that there would be no exceedances of ether short term objectives for NO₂ or particulate matter and that the development would be neutral in terms of construction and transport impacts.
- 9.114 The air quality assessment found that there is no requirement for mitigation measures such as mechanical ventilation. Notwithstanding this, in addition to openable windows and balcony doors, units can be ventilated via a ducted ventilation system. A contribution of £15,500 towards air quality improvements to mitigate against non-road transport emissions will be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated.

Flood Risk and Sustainable Drainage

- 9.115 The application site is located within Flood Zone 1, which has a low probability of flooding from a tidal event. The submitted Flood Risk Statement concluded that the

site has a low risk of flooding from all sources. Initial concerns were raised by LLFA regarding details on proposed mitigation measures particularly with regard to details of surface water drainage/run-off attenuation rates. To overcome concerns raised, additional details were raised and LLFA now recommends the proposed to be delivered in accordance with those set out with the amended FRA submitted. Thames Water have also requested conditions (which is proposed to be added) concerning any potential piling on site owing to the location of main pipe within 5 metres of the site and to ensure that this is protected during any construction works.

- 9.116 The site is in a prominent position and owing to the known flooding history in the wider area, the development has included SuDS proposed include rainwater harvesting, green roofs and permeable paving. The site would also be capable of storing water volume for a 1/100 year rain event plus a climate change storm events. The proposed measures are expected to have a positive impact to flood risk in the area and accord with the NPPF and Policy 5.12 of the London Plan. Subject to the recommended condition, the proposal would be acceptable in terms of drainage and flood risk.

Construction Impacts

- 9.117 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

Light Pollution

- 9.118 To avoid excessive light pollution, a condition is recommended requiring details of external lighting, including details of how it would minimise light pollution.

Transport, Parking and Highways

- 9.119 The site has a Public Transport Accessibility Level (PTAL) of 4/5 (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, in close proximity to Purley Railway Station, a number of bus routes and the local amenities/shops located within the District Centre. The site fronts onto Purley Way which is part of the Transport for London (TFL) Strategic Road Network.

Parking

- 9.120 Policy DM30 of the CLP 2018 requires that the impacts of car parking are reduced within areas of good public transport accessibility (PTAL 4+). The only on-site parking spaces proposed are 6 wheelchair accessible spaces located at the front of the site. The blue badge provision exceeds the 3% requirement as outlined within both the adopted and draft London Plans.
- 9.121 A contribution shall be sought and secured via s.106 agreement to fund off-site car clubs space and membership for future residents within the wider area.
- 9.122 Whilst the site is not located within a Controlled Parking Zone, it is in close proximity to the Purley Permit zone, and therefore to ensure the proposed development would not increase pressure on parking availability in the wider area, residents' eligibility for parking permits would be restricted by the s.106 agreement. Residents have raised concerns that future occupiers could decide to park within Hereward Avenue, directly east of the site across Purley Way. Whilst parking is currently unrestricted in Hereward Avenue, it is located approximately 140 metres away across the 4-lane

carriageway and only accessible directly via a set of stairs. Taking into account these specific scenarios which would act as a barrier overall there is considered to be a negligible impact upon parking availability within Hereward Avenue. As with other permitted sites within Russell Hill Road, residents from these developments are restricted from applying for parking permits and therefore there is not considered to be any cumulative impact created in the way of parking availability within the wider area.

- 9.123 In line with Policy DM30 20% of the proposed vehicle spaces shall have active charging points for electric vehicles with the other 80% being constructed within passive charging points should additional electric charging infrastructure be required.
- 9.124 This overall approach to parking, subject to the recommended conditions and s.106 obligations is considered acceptable.

Access, Deliveries and Servicing

- 9.125 The existing site is made up of 5 houses, all of which front towards Purley Way and where their vehicular accesses are taken. This proposal would utilise two of the existing accesses as an ingress and egress for the new development. TfL initially raised concerns regarding the lack of information provided by the applicant about the potential delivery and servicing needs for the site and how this may impact upon the amount of rights turns into the site and onto Purley Way itself.
- 9.126 Following discussion between the applicant and TfL, an agreement has been reached in regards to the number of vehicular trips to and from the site. It was agreed that 70 one-way service trips and 4 car trips per day could occur. At peak time this could result in 10 trips (made up of 9 service trip and 1 car trip). Following these discussions TfL asked the applicant to justify why vehicular access was not taken from the west of the site off Russell Hill Road/Coldharbour Lane and subsequently the LPA their opinion on this point. Firstly, it is important to state that this application does not propose an access off Coldharbour Lane, it proposes it off Purley Way and that is the point under consideration as part of this application. Secondly, whilst it is not a consideration for this application, the LPA have informed TfL that taking access from Coldharbour Lane due to the topography and access arrangements required for this site, it would likely have a direct negative impact upon the existing mature street trees as well as in this location a negative impact upon key pedestrian and cycling route to and from Purley District Centre. Therefore, the LPA would not encourage a vehicular access in this location.
- 9.127 TfL have continued to maintain their concern over the potential uplift in service trips to the sites, following the agreement of service trips which would lead to the potential for right turns to and from the site and potentially decreasing safety on Purley Way. TfL acknowledge that the applicant has proposed measures to discourage rights turn movements (including additional signage and proposed alterations to the kerbs which direct vehicle traffic to turn left into and out of the site) however, owing to the potential de-tour requirements needed these could potentially be ignored.
- 9.128 However, TfL have not objected to the scheme taking into account the developments use of existing accesses, the LPA's positions on other accesses and that no proportionate or viable engineering solutions to prevent vehicles from turning right to and from the site is possible. To mitigate any potential impact a contribution and condition is proposed to investigate the feasibility of a reduction in speed limit

surrounding the site to potentially include interventions such as additional signage, 30mph markings, coloured surfaces and rumble devise to help reduce any potential risk.

- 9.129 Therefore, as TfL are the highway authority for this site and they have not objected to the scheme, on balance the approach proposed subject to highway feasibility and potential mitigation improvement works is considered acceptable.

Cycle Parking

- 9.130 258 long stay cycle parking spaces and 4 short stay cycle parking spaces in line with the draft London Plan requirements are proposed for the residential development. Each residential block would have its own cycle storage. Following TfL comments, then internal stores have been amended to provide 30% of the cycle provision as Sheffield stands with varying separations between 1.2m and 1.8 metres to accommodate larger bikes. The proposed layouts are considered acceptable, and to ensure ease of access for Blocks B and C, an internal access for future residents shall be secured via condition.

Deliveries and Servicing

- 9.131 Delivery and Servicing will take place on-site within the sites frontage and as already discussed are an important consideration for this scheme. Alongside the external/access details proposed in line with TfL recommendations a delivery and servicing strategy shall be secured via condition to ensure this has been fully considered.

Refuse and Recycling Storage

- 9.132 The proposal includes specific refuse and recycling storage areas within each block. Collection of refuse would be collected from the front of the site with the proposed arrangements considered sufficient capacity for food, mixed dry recycling and landfill waste. A bulky waste store is proposed within Block A which is considered appropriate. As part of the servicing and delivery strategy, the applicant will be expected to clarify how Blocks B and C will access this area accordingly.

Sustainable Transport

- 9.133 Given that the development would be car-free, increased walking, cycling and public transport use is expected. Therefore, a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include pedestrian and cycling improvements, highway or bus infrastructure.
- 9.134 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.

Sustainable Design

Carbon Emissions

- 9.135 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be zero carbon.

As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO₂ emissions to be offset through a financial contribution. The development also includes improvements within the 'Be Lean' and 'Be Green' stages in accordance with the energy hierarchy 'Lean, Clean, Green' outlined in Policy 5.2 of the London Plan by providing high levels of building fabric insulation to minimise heat loss, mechanical ventilation with heat recovery, communal air source heat pump (ASHP) system and photovoltaic panels at roof top level.

- 9.136 The scheme is expected to achieve at least a 70% reduction in on-site regulated emissions through a combination of energy demand reduction measures and the heat network. The remaining regulated CO₂ emissions shortfall would be covered by a carbon offset payment of £71,759 which would be secured through the S.106 agreement. This will be used towards funding off-site energy efficiency projects within Croydon.
- 9.137 Policy SP6.3 requires a high standard of sustainable design and construction. The sustainability statement outlines a range of measures, such as fitting water efficient fittings, diverting construction waste away from landfill, installing solar panel, green roofs, improved glazing performances, and additional planting through detailed landscape scheme as well as bird/bat boxes to enhance ecology on the site.
- 9.138 In order to ensure that the above measures are secured conditions are recommended. In addition, S.106 obligations, in the form of a carbon offsetting payment.

Water Use

- 9.139 A planning condition is recommended to secure compliance with the domestic water consumption target of 105 litre/person/day, to ensure sustainable use of resources.

Other Planning Issues

- 9.140 The Health Impact Assessment outlines how elements of the building both promote and contribute to a healthier life style for both future residents and the wider community. The car free approach, provision of substantial cycle facilities, the use of environmentally friendly techniques together with comparatively high level of open space (both communal and private) within its urban context results in a development that promotes and contributes to a more healthy lifestyle.
- 9.141 A fire safety assessment shall be conditioned to be submitted as Policy D11 of the Draft London Plan to ensure that appropriate fire safety measures have been incorporated into the building to minimise the risk of fire spread, ensure appropriate means of escape for residents and provided suitable and compliant access for firefighting equipment.
- 9.142 A TV and Radio signal impact assessment shall be conditioned and secured via s.106 to ensure that there is no interference to the reception of digital terrestrial television services or digital satellite television services.
- 9.143 In order to ensure that the benefits of the proposed development (including those required to mitigate the harm caused) reach local residents who may be impacted indirectly or directly by the proposal's impacts, a skills, training and employment strategy (for the construction phase) and a contribution towards training are to be secured by s.106 obligations.

9.144 The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities across the borough.

10. CONCLUSIONS

- 10.1 The proposed development would introduce a significant amount of new housing, including a mix of unit sizes and genuinely affordable housing in the form of London Affordable Rent units, as well as London Shared Ownership units. The proposed development is of a high quality design and would ensure a good standard of accommodation for new residents and their neighbours. There would be harm to heritage assets, but that harm is considered to be minimised and necessary to deliver the development's benefits (and therefore is justified), and the harm caused would be outweighed by the development's public benefits. The development would be a car-free, environmentally sustainable development and would comply with the aspirations of the Development Plan in this regard. The proposal constitutes a departure in a limited fashion, but this is outweighed by other material considerations. The residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions.
- 10.2 All other relevant policies and considerations, including equalities, have been taken into account.
- 10.3 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report.

Appendix 1: Approved documents

Plans:

Drawing No	Plan Title	Revision
D1000	Existing location plan	00
D1100	Existing site plan	00
D1700	Existing elevations	00
D6100	Proposed G.A. Plan Ground floor	00
D6101	Proposed G.A. Plan Level 01	00
D6102	Proposed G.A. Plan Level 02 – 03	00
D6104	Proposed G.A. Plan Level 04 – 05	00
D6106	Proposed G.A. Plan Level 06 – 08	00
D6109	Proposed G.A. Plan Level 09 – 11	00
D6112	Proposed G.A. Plan Level 12	00
D6150	Proposed G.A. Plan Roof Plan	00
D6199	Proposed G.A. Plan Lower Ground Floor	00
D6200-A	Block A Floor Plan Level 00 – Ground	00
D6200-B	Block B Floor Plan Level 00 – Ground	01
D6200-C	Block C Floor Plan Level 00 – Ground	01
D6201-A	Block A Floor Plan Level 01	00
D6201-B	Block B Floor Plan Level 01	00
D6201-C	Block C Floor Plan Level 01	00
D6202-A	Block A Floor Plan Level 02 – Level 11	00
D6202-B	Block B Floor Plan Level 02 – Level 11	00
D6202-C	Block C Floor Plan Level 02 – Level 11	00
D6204-C	Block C Floor Plan Level 04 – 05	00
D6206-B	Block B Floor Plan Level 06 – 09	00
D6299-A	Block A Floor Plan Level 00 – Ground	01
D6500	Site Section proposed	00
D6520	Block B Proposed Section	00
D6710	Site Elevations Proposed	00

D6711	Site Elevations Proposed	00
D6720	Block A proposed Elevations	00
D6721	Block A proposed Elevations	00
D6722	Block A proposed Elevations	00
D6723	Block A proposed Elevations	00
D6726	Block B proposed Elevations	00
D6727	Block B proposed Elevations	00
D6728	Block C Proposed Elevations	00
D6729	Block C Proposed Elevations	00
D6750	Materials and Architectural Details Block A	00
D6751	Materials and Architectural Details Block B	00
C0115 L099	Lower ground floor general arrangement plan	1
C0115 L100	Ground floor general arrangement plan	1
C0115 L101	1 st floor general arrangement plan	1
C0115 L120	Combined roof plan	1
C0115 L999	Lower ground floor illustrative masterplan	1
C0115 L1000	Ground floor illustrative masterplan	1
C0115 L1001	1 st floor illustrative masterplan	1
C0115 L1200	Combined roof plan illustrative masterplan	1
C0115 L500	GF Sections Sheet 01 of 01	1
C0115 L501	GF Sections Sheet 02 of 02	1
C0115 L1300	Urban Greening Factor Landscape Areas	00
CCL 10520 TCP	Tree Constraints Plan	2
CCL 10520 IAP	Impact Assessment Plan	2
CCL 10520 TPP	Tree Protection Plan	3

Documents:

- Covering Letter
- Update Covering Letter
- CIL Forms
- Planning Application Form
- Planning Statement
- Design and Access Statement
- Landscape Design and Access Statement
- Energy Strategy v2

- Daylight Sunlight v3
- Air Quality Report v2
- Archaeological Written Scheme of Investigation
- Archaeological Desk Based Assessment
- Ecological Appraisal
- Flood Risk Assessment and SuDS Strategy
- Croydon SuDS proforma
- SuDS developer checklist
- Health Impact Assessment
- Noise Impact Assessment
- Statement of Community Involvement
- Sustainability Statement
- Heritage and Townscape Visual Impact Assessment
- Transport Statement
- Framework Travel Plan
- Framework Construction Logistics Plan
- Stage 1 Road Safety Audit
- Covering letter response to TfL.
- Arboricultural Method Statement
- Tree Report
- Tree Schedule
- Financial Viability Assessment
- Pedestrian Wind Environment Statement

Appendix 2: Planning Policies and Guidance

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

London Plan (2016)

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.1 London in its global, European and United Kingdom context
- Policy 2.2 London and the wider metropolitan area
- Policy 2.3 Growth areas and co-ordination corridors
- Policy 2.6 Outer London: vision and strategy
- Policy 2.7 Outer London: economy
- Policy 2.8 Outer London: transport
- Policy 2.15 Town centres
- Policy 2.18 Green Infrastructure
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing

- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.15 Co-ordination of housing development and investment
- Policy 4.1 Developing London's economy
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising emissions
- Policy 5.3 Sustainable design & construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste net self-sufficiency
- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.13 Safety, security and resilience to emergency
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

Emerging New London Plan

- SD1 Opportunity areas
- SD6 Town centres and high streets
- SD7 Town centres: development principles and development plan documents
- SD10 Strategic and local regeneration
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agents of change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S14 Managing heat risk
- S15 Water infrastructure
- S16 Digital connectivity infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T6.3 Retail parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

Croydon Local Plan (2018)

Strategic Policies

- Policy SP1: The Places of Croydon
- Policy SP2: Homes
- Policy SP3: Employment
- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication

Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM8: Development in edge of centre and out of centre locations
- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development
- Policy DM33: Telecommunications

Place-specific policies

- Policy DM42: Purley District Centre and its Environs

Supplementary Planning Guidance (SPG) / and Documents (SPD)

London

- Culture and Night-Time Economy (November 2017)
- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Character and Context (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)

- All London Green Grid (March 2012)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)
- Planning for Equality and Diversity in London (October 2007)

Croydon

- Croydon Opportunity Area Planning Framework 2013 (adopted by the Mayor and Croydon)
- Designing for community safety SPD
- SPG 12: Landscape design
- Public Realm Design Guide 2019
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy–Review 201

Appendix 3: BRE Guidance Terms

Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%) known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” (DD) test.

Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

Daylight to new buildings: Average Daylight Factor (ADF)

The ADF test calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point outdoors, under a sky of known illuminance and luminance distribution.

The BRE Guidelines stipulate that kitchens should attain at least 2% ADF, living and dining rooms at least 1.5% ADF and bedrooms at least 1% ADF.

Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21st March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21st March.

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.

19.07.2021 to 13.08.2021

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. :	21/01859/HSE	Ward :	Addiscombe East
Location :	60 Northampton Road Croydon CR0 7HT	Type:	Householder Application
Proposal :	Erection of ground and first floor rear extensions		
Date Decision:	19.07.21		

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03145/HSE **Ward : Addiscombe East**
Location : 94 Ashburton Avenue **Type: Householder Application**
Croydon
CR0 7JF
Proposal : Erection of a rear dormer roof extension with front rooflights and erection of a single storey rear extension to the house
Date Decision: 09.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03356/LP **Ward : Addiscombe East**
Location : 77 Dalmally Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6LY
Proposal : Erection of L-shaped rear dormer extension and installation of 2 rooflights in front roofslope.
Date Decision: 09.08.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03535/HSE **Ward : Addiscombe East**
Location : 37 Everton Road **Type: Householder Application**
Croydon
CR0 6LA
Proposal : Erection of single storey rear extension
Date Decision: 09.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03746/LP **Ward : Addiscombe East**
Location : 37 Everton Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6LA
Proposal : Erection of front rooflights and rear dormer window
Date Decision: 22.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03854/PDO

Ward : Addiscombe East

Location : Fire Station
2 Long Lane
Croydon
CR0 7AL

Type: Observations on permitted
development

Proposal : Replacement of three (3) existing antennae, Installation of six (6) remote radio units, and
Associated alterations/installations

Date Decision: 13.08.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/04341/FUL

Ward : Addiscombe West

Location : 87 Addiscombe Road
Croydon
CR0 6SF

Type: Full planning permission

Proposal : Conversion of basement flat to create two flats.

Date Decision: 02.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01870/FUL

Ward : Addiscombe West

Location : Park Hill Court
Addiscombe Road
Croydon
CR0 5PG

Type: Full planning permission

Proposal : Replacement of timber framed windows with uPVC windows, and replacement roof tiles.

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02470/FUL

Ward : Addiscombe West

Location : 116A Oval Road
Croydon
CR0 6BL

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Date Decision: 11.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02887/HSE
Location : 29 Exeter Road
Croydon
CR0 6EH

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of outbuilding in rear garden for use as a self-contained annexe

Date Decision: 22.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02952/TRE
Location : Turnpike Hill Trust
217A Turnpike Link
Croydon
CR0 5NW

Ward : Addiscombe West
Type: Consent for works to protected trees

Proposal : Proposing a repeat consent for the next 3 years to undertake general re-shaping and pruning of the Topiary subject trees as per the previous TPO 3 year consent, ref 18/03645/TRE.

The proposal is to prune each subject Topiary trees or groups with the initial start date being; Aug 2021

Only the subject trees scheduled below shall be included within the proposal of repeat consent.

T1 - 1 x Yew: Reduce crown - by up to 1m from original pruning points.

T2 - 1 x Yew: Reduce crown - by up to 1m from original pruning points.

T8 - 1 x Yew: Reduce crown - by up to 1m from original pruning points.

T9 - 1 x Yew: Reduce crown - by up to 1m from original pruning points.

G6 - 7 x Hornbeams: Reduce crown - by up to 1m from original pruning points.

G7 - 4 x Hornbeams, outside nos. 74,78, 82 & 86: Reduce crown - by up to 1m from original pruning points. , 2 x Yew, outside nos. 80 & 84: Reduce crown ' - by up to 1m from original pruning points.

G13 - 4 x Hornbeams: Reduce crown - by up to 1m from original pruning points.

G20 - 8 x Hornbeams: Reduce crown - by up to 1m from original pruning points.

G21 6 x Hornbeams: Reduce crown - by up to 2m from original pruning points.

G22 - 6 x Hornbeams: Reduce crown - by up to 2m from original pruning points.
(TPO 23, 2016)

Date Decision: 30.07.21

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02966/FUL **Ward :** **Addiscombe West**
Location : Flat 2 Type: Full planning permission
60A Lower Addiscombe Road
Croydon
CR0 6AA
Proposal : Alterations, erection of part hip to gable and rear dormer extension and installation of 1
rooflight in front roofslope.
Date Decision: 30.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03011/HSE **Ward :** **Addiscombe West**
Location : 5 John's Terrace Type: Householder Application
Croydon
CR0 6TD
Proposal : Alterations, erection of rear dormer extension and raised ridge height, front porch
extension and installation of 2 rooflights in front roofslope.
Date Decision: 02.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03043/LP **Ward :** **Addiscombe West**
Location : 29 Oval Road Type: LDC (Proposed) Operations
Croydon edged
CR0 6BJ
Proposal : Construction of an 'L' shaped rear roof extension extending over the outrigger and the
installation of one rooflight to the front roof slope.
Date Decision: 03.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03056/CAT **Ward :** **Addiscombe West**
Location : 67 Clyde Road Type: Works to Trees in a
Croydon Conservation Area
CR0 6SZ
Proposal : T1 and T2 Eucalyptus Trees: 6 Metre Reduction in Height
Date Decision: 30.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03142/HSE
Location : 16 Cedar Road
Croydon
CR0 6UB
Ward : Addiscombe West
Type: Householder Application
Proposal : Alterations, erection of single-storey side/rear extension and two-storey rear extension.
Date Decision: 09.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03206/CAT
Location : 135 Addiscombe Road
Croydon
CR0 6SJ
Ward : Addiscombe West
Type: Works to Trees in a Conservation Area
Proposal : T12, T13, T14 & T15, Lime Trees: Reduce crown height - by 2.0m, Reduce crown radial spread - by 1.5m, Thin crown by 20%, Raise low canopy - To 5.2m
Date Decision: 29.07.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03398/PDO
Location : Street Lamp O/S 43 Davidson Road
Croydon
CR0 6DL
Ward : Addiscombe West
Type: Observations on permitted development
Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp unit and 1 no. meter pillar.
Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03400/PDO
Location : Street Lamp O/S 181 Davidson Road
Croydon
CR0 6DP
Ward : Addiscombe West
Type: Observations on permitted development
Proposal : The installation of 1 no. 4G small cell antenna upon the existing street lamp unit and 1 no. meter pillar.
Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03401/PDO
Location : Street Lamp O/S 332 Davidson Road
Croydon
CR0 6DD

Ward : Addiscombe West
Type: Observations on permitted development

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

Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03504/FUL
Location : 9B Leicester Road
Croydon
CR0 6EB

Ward : Addiscombe West
Type: Full planning permission

Proposal : Erection of single storey rear extension and internal alterations

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00214/FUL
Location : Garages Rear Of 42 - 50
Chipstead Avenue
Thornton Heath
CR7 7DG

Ward : Bensham Manor
Type: Full planning permission

Proposal : Demolition of 10 existing lock up garages and erection of 4 part two storey, part three storey detached houses (1no. 1 bed/2 person, 1no. 2 bed/3 person, 2no. 3 bed/4 person) with associated hard and soft landscaping, boundary treatments, bicycle and bin storage.

Date Decision: 21.07.21

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 21/00945/DISC
Location : Bensham House
324 Bensham Lane
Thornton Heath
CR7 7EQ

Ward : Bensham Manor
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Discharge of Condition 10 (Construction Logistics Plan) and 19 (Contaminated Land) of Planning Permission 19/04351/CONR for Variation to Condition 26 - List of Approved Drawings - of planning permission 16/06483/FUL for Demolition of existing buildings, erection of a six storey building (including lower ground floor) fronting Bensham Lane comprising up to 34 flats, erection of three storey terrace building (including lower ground floor) comprising up to 6 flats and up to 7 townhouses, formation of vehicular accesses and provision of associated off-street parking, provision of associated refuse and cycle storage.

Date Decision: 09.08.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02412/GPDO

Ward : **Bensham Manor**

Location : 143 Brigstock Road
Thornton Heath
CR7 7JN

Type: Prior Appvl - up to two storeys flats

Proposal : Construction of two additional stories to provide six self-contained flats

Date Decision: 22.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02496/FUL

Ward : **Bensham Manor**

Location : 111 Ecclesbourne Road
Thornton Heath
CR7 7BR

Type: Full planning permission

Proposal : Single storey side/rear extension (following demolition of existing side extension)

Date Decision: 04.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02567/LP

Ward : **Bensham Manor**

Location : 65 Foxley Road
Thornton Heath
CR7 7DX

Type: LDC (Proposed) Use edged

Proposal : Confirmation of use of dwelling within class use C3, including C3b

Date Decision: 21.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/02963/GPDO
Location : 32 Winterbourne Road
Thornton Heath
CR7 7QT

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

Proposal : Erection of single storey rear extension projecting out 4.3 metres with a maximum height of 3.1 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03055/HSE
Location : 14 Berne Road
Thornton Heath
CR7 7BG

Ward : Bensham Manor
Type: Householder Application

Proposal : Alterations, erection of hip to gable and rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 06.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03064/GPDO
Location : 3 Lakehall Road
Thornton Heath
CR7 7EG

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

Proposal : Erection of single storey rear extension projecting out 5.19 metres with a maximum height of 3.8 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03082/GPDO
Location : 4 Lakehall Gardens
Thornton Heath
CR7 7EL

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

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03104/LP **Ward : Bensham Manor**
Location : 155 Winterbourne Road Type: LDC (Proposed) Operations
Thornton Heath edged
CR7 7QZ
Proposal : Erection of L-shaped rear dormer and installation of 2 rooflights in front roofslope.

Date Decision: 04.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03209/GPDO **Ward : Bensham Manor**
Location : 253 Melfort Road Type: Prior Appvl - Class A Larger
Thornton Heath House Extns
CR7 7RW
Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.2 metres

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03501/GPDO **Ward : Bensham Manor**
Location : 27 Norman Road Type: Prior Appvl - Class A Larger
Thornton Heath House Extns
CR7 7ED
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 11.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/01780/DISC **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 10 Wellington Road
Croydon
CR0 2SH

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (parking restrictions), 4 (landscaping) and 5 (refuse and cycle storage) attached to permission 19/04822/FUL - Conversion to form 1 x 3B5P Flat, 2 x 1B1P Flats, Erection of Single Storey Rear Extension, Loft Conversion, associated Cycle & Refuse Storage & Internal Alterations to 10 Wellington Road Croydon CR0 2SH.

Date Decision: 20.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02546/DISC

Location : 26 Lennard Road
Croydon
CR0 2UL

Type: Discharge of Conditions

Ward : **Broad Green**

Proposal : Discharge of Condition 4 (Materials) and Condition 5 (Refuse and Cycle Storage) attached to permission 20/05099/FUL for Alterations to existing Doctors Surgery (D1 use) and site layout, and erection of a 3 storey side extension

Date Decision: 23.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02550/CONR

Location : 26 Lennard Road
Croydon
CR0 2UL

Type: Removal of Condition

Ward : **Broad Green**

Proposal : Variation of Condition 6 (Hours) and Condition 7 (Use) attached to permission 20/05099/FUL for Alterations to existing Doctors Surgery (D1 use) and site layout, and erection of a 3 storey side extension

Date Decision: 12.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02685/LP

Location : 1 Nova Road
Croydon
CR0 2TN

Type: LDC (Proposed) Operations edged

Ward : **Broad Green**

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

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 21.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02730/FUL

Ward : Broad Green

Location : 2 Greenside Road
Croydon
CR0 3PL

Type: Full planning permission

Proposal : Conversion of second floor into a self-contained flat facilitated by roof extension to main rear roof slope and rear outrigger roof slope

Date Decision: 19.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02798/HSE

Ward : Broad Green

Location : 2 Martin Crescent
Croydon
CR0 3JQ

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 19.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02816/GPDO

Ward : Broad Green

Location : 22 Gurney Crescent
Croydon
CR0 3JR

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.275 metres with a maximum height of 3 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03023/GPDO

Ward : Broad Green

Location : 9 Westcombe Avenue
Croydon
CR0 3DE

Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.66 metres and a maximum height of 3.18 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03070/LP

Ward : Broad Green

Location : 23 Ringwood Avenue
Croydon
CR0 3DT

Type: LDC (Proposed) Use edged

Proposal : Use of the house and the rear garden annexe building as a Care Home for up to 6 persons (C3b Use Class).

Date Decision: 10.08.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03091/GPDO

Ward : Broad Green

Location : 17 Gurney Crescent
Croydon
CR0 3JR

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single-storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03169/HSE

Ward : Broad Green

Location : 24 Effingham Road
Croydon
CR0 3NE

Type: Householder Application

Proposal : Alterations, erection of first-floor rear extension.

Date Decision: 11.08.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/00097/DISC **Ward : Crystal Palace And Upper Norwood**
Location : Hazel Bank **Type: Discharge of Conditions**
242 South Norwood Hill
South Norwood
London
SE25 6BB
Proposal : Details pursuant to the discharge of conditions 3 (materials), 4 (detailed drawings), 5 (bin storage), 6 (CLP) and 7 (playspace) from planning permission 19/04589/FUL for 'Addition of two storeys to the existing purpose built block of flats to provide 4 no. 1 bed and 2 no. 2 bed flats. Provision of associated cycle and refuse storage and installation of new lift within the building'

Date Decision: 30.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01197/TRE **Ward : Crystal Palace And Upper Norwood**
Location : Area Of Land Between Beulah Hill And **Type: Consent for works to protected trees**
Founders Gardens
Upper Norwood
London
Proposal : T16 (Lime) - Remove and replace tree. T24 (Hornbeam) - Remove and replace tree.
(TPO NO.28, 2005)

Date Decision: 30.07.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/01966/DISC **Ward : Crystal Palace And Upper Norwood**
Location : 283 Beulah Hill **Type: Discharge of Conditions**
Upper Norwood
London

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Details pursuant to Condition 13 (Low Emissions Strategy) in relation to planning permission 17/03743/FUL for Demolition of existing buildings and erection of three/four storey building with basement and accommodation in roofspace comprising a 60 bedroom care home and a two storey building with accommodation in roofspace comprising 3 two bedroom flats, formation vehicular access and provision of parking and associated landscaping

Date Decision: 28.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02099/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 9 External lighting design 19/02633/FUL 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: 30.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02188/FUL **Ward : Crystal Palace And Upper Norwood**

Location : Flat 1
33 Rockmount Road
Upper Norwood
London
SE19 3SZ Type: Full planning permission

Proposal : Proposed single storey side / rear extension

Date Decision: 29.07.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02494/HSE
Location : 27 Wedgwood Way
Upper Norwood
London
SE19 3ES
Proposal : Conversion of garage into habitable room, erection of single storey side and rear extension

Ward : **Crystal Palace And Upper Norwood**
Type: Householder Application

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02520/TRE
Location : 14 Harold Road
Upper Norwood
London
SE19 3PL
Proposal : TG1 - Lime Trees: Remove (fell) two trees closest to dwelling to near ground level, due to subsidence (TPO no. 44, 1983)

Ward : **Crystal Palace And Upper Norwood**
Type: Consent for works to protected trees

Hornbeam to be planted on the grass strip adjacent to lamp post.

Date Decision: 28.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02849/DISC
Location : Rear Of 57-59 Highfield Hill
Upper Norwood
London
SE19 3PT
Proposal : Discharge of Condition 15 (Ecology) attached to Planning Permission 20/03448/FUL for The erection of a part 2/part 3 storey building to provide 9 residential units, with new vehicular and pedestrian access from Rushden Close, together with car parking and amenity space.

Ward : **Crystal Palace And Upper Norwood**
Type: Discharge of Conditions

Date Decision: 21.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02853/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 8 Auckland Close **Type: Householder Application**
Upper Norwood
London
SE19 2DA
Proposal : Alterations, erection of replacement roof, installation of timber cladding and installation of replacement windows and doors to existing detached garage/workshop and conversion of existing garage to office/gym/utility room/shed/storage area.

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02902/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 17 Ellery Road **Type: Householder Application**
Upper Norwood
London
SE19 3QG
Proposal : Alterations, erection of front porch extension, conversion of existing garage to habitable room and installation of replacement door in rear elevation.

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02929/CAT **Ward : Crystal Palace And Upper Norwood**
Location : 40 Fox Hill **Type: Works to Trees in a Conservation Area**
Upper Norwood
London
SE19 2XE
Proposal : T1 Horse Chestnut: Crown Reduction of 2 metres up to a max cut size of 25mm.

Date Decision: 30.07.21

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02949/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 43 Grecian Crescent **Type: Householder Application**
Upper Norwood
London
SE19 3HJ

Proposal : Alterations, erection of hip to gable and rear dormer extension, erection of two-storey side/rear extension, single-storey rear extension and installation of 2 rooflights in front roofslope.

Date Decision: 29.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03150/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 49 - 51 Beulah Hill **Type: Discharge of Conditions**
Upper Norwood
London
SE19 3DS

Proposal : Details pursuant to Condition 7 (gates), Condition 17 (sound levels) of p.p. ref 17/03208/FUL for Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access

Date Decision: 10.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03281/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 42A Fox Hill **Type: Works to Trees in a Conservation Area**
Upper Norwood
London
SE19 2XE

Proposal : T1 Ash tree- Prune back to previous pruning points.
T2 Sycamore - Prune back to previous pruning points and crown thin by 20-30%, remove branches overhanging no.40

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 12.08.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03349/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 17 Hermitage Road **Type: Householder Application**
Upper Norwood
London
SE19 3QW
Proposal : Alterations, erection of single-storey rear extension.

Date Decision: 09.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03357/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 28 Maberley Road **Type: Full planning permission**
Upper Norwood
London
SE19 2JA
Proposal : Installation of roof light in front roof slope

Date Decision: 11.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03531/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 23 College Green **Type: Householder Application**
Upper Norwood
London
SE19 3PW
Proposal : Erection of single storey rear extension, internal alterations and associated works

Date Decision: 09.08.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 20/01397/FUL **Ward : Coulsdon Town**
Location : 1-3 South Drive Type: Full planning permission
Coulsdon
CR5 2BJ

Proposal : Demolition of existing buildings, and erection of a part 5, part 6 storey (plus lower ground floor) block of flats and associated car parking, cycle parking, bin storage and landscaping.

The proposed development comprises 39 residential apartments and 16 car parking spaces at lower ground and surface level.

Date Decision: 30.07.21

Permission Refused

Level: Planning Committee

Ref. No. : 21/00904/HSE **Ward : Coulsdon Town**
Location : 42 Reddown Road Type: Householder Application
Coulsdon
CR5 1AX

Proposal : Proposed ground floor and lower ground floor level rear extension with raised platform and stepped access to rear garden

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01276/HSE **Ward : Coulsdon Town**
Location : 92 Reddown Road Type: Householder Application
Coulsdon
CR5 1AL

Proposal : Demolition of existing garage, erection of two-storey side extension and two-storey rear extension.

Date Decision: 19.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02237/DISC **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 105 Woodcote Grove Road
Coulsdon
CR5 2AN

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to planning permission 20/05185/CONR for the Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 22.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02463/HSE

Location : 401 Chipstead Valley Road
Coulsdon
CR5 3BU

Ward : **Coulsdon Town**

Type: Householder Application

Proposal : Construction of hardstanding and dropped kerb to allow vehicular crossover.

Date Decision: 23.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02528/GPDO

Location : 7 Woodcote Grove Road
Coulsdon
CR5 2AG

Ward : **Coulsdon Town**

Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02619/TRE

Location : 33 Wilhelmina Avenue
Coulsdon
CR5 1NL

Ward : **Coulsdon Town**

Type: Consent for works to protected trees

Proposal : T1 Ash - Crown Reduce by 2 metres up to a max cut size of 25mm.
(TPO no. 11, 1984)

Date Decision: 30.07.21

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02643/DISC **Ward : Coulsdon Town**
Location : 4 Tickners Way Type: Discharge of Conditions
Coulsdon
Croydon
CR5 3GG

Proposal : Discharge of Condition 3 (Materials) pursuant to application reference: 20/05962/HSE
dated 12.01.2021
Erection of a single storey side extension

Date Decision: 27.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02659/FUL **Ward : Coulsdon Town**
Location : 29 Hollymeoak Road Type: Full planning permission
Coulsdon
CR5 3QA

Proposal : Demolition of existing dwelling; erection of a two-storey building with roof accommodation
comprising 9 flats; provision of new access and parking spaces, refuse and recycling
stores, cycle parking and associated works

Date Decision: 21.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02660/FUL **Ward : Coulsdon Town**
Location : 5 The Avenue Type: Full planning permission
Coulsdon
CR5 2BN

Proposal : Demolition of double garage/outbuilding, alterations including alterations to land levels,
erection of detached two/three storey dwellinghouse with dormer extension on the rear
roof slope including accommodation in the roofspace with associated parking, refuse
store and cycle store

Date Decision: 29.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02877/DISC **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 26 Fairdene Road
Coulsdon
CR5 1RA

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (SuDs) attached to planning permission 19/01675/FUL relating to demolition of garage, conversion & extension of the existing semi-detached property to provide 3 flats (comprising 1 x studio flat and 2 x 3 bedroom flats), and the provision of a new build four storey property including a basement and accommodation in the roof space to provide 4 flats (comprising 2 x 1 bedroom, and 2 x 2 bedroom flats) , private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and 2 car parking spaces.

Date Decision: 23.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02950/FUL

Location : Unit B4
Redlands
Coulsdon
CR5 2HT

Type: Full planning permission

Ward : Coulsdon Town

Proposal : Change of use from warehouse (use class B8) to Outpatient Haemodialysis Treatment Centre (Use Class E (e) and associated alterations.

Date Decision: 28.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02968/CONR

Location : 1 Holland Court
15 Woodplace Lane
Coulsdon
CR5 1NE

Type: Removal of Condition

Ward : Coulsdon Town

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 1 (drawing numbers) attached to planning permission 19/00320/FUL seeking to amend the finish material and alter the roof formation to a pitched roof.

Date Decision: 10.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02993/LP

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 1 The Avenue
Coulsdon
CR5 2BN
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension on two sides and associated internal reconfigurations. Demolition of existing rear extension and the erection of single storey rear extension by 4m with a maximum height of 3m.

Date Decision: 04.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03042/LP
Location : 377 Chipstead Valley Road
Coulsdon
CR5 3BU
Type: LDC (Proposed) Operations
edged
Ward : **Coulsdon Town**

Proposal : Certificate of lawfulness for the erection of a single storey rear extension

Date Decision: 23.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03144/HSE
Location : 3 Whitethorn Avenue
Coulsdon
CR5 2PQ
Type: Householder Application
Ward : **Coulsdon Town**

Proposal : Loft conversion consisting of a hip to gable conversion for the side, and a dormer to the rear with 3 front roof lights

Date Decision: 05.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03128/GPDO
Location : 129 - 131 Brighton Road
Coulsdon
CR5 2NJ
Type: Prior Appvl - Class M A1/A2 to
dwelling
Ward : **Coulsdon Town**

Proposal : Change of use of the ground floor from retail (E(i) - previously Class A2) to 1 x 1-bed and 1 x 2-bed flats and associated works.

Date Decision: 09.08.21

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03261/TRE
Location : 42A Bramley Avenue
Coulsdon
CR5 2DP
Proposal : T1 Holm Oak - 2 metre crown reduction up to a 25mm max cut size.
(TPO no. 47, 1990)
Date Decision: 29.07.21

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

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03291/GPDO
Location : 23B Grove Wood Hill
Coulsdon
CR5 2EN
Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.93 metres and a maximum overall height of 3.2 metres
Date Decision: 03.08.21

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

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03298/HSE
Location : 52 Downs Road
Coulsdon
CR5 1AA
Proposal : Alterations, erection of single storey side/rear extension
Date Decision: 12.08.21

Ward : Coulsdon Town
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03311/HSE
Location : 2 Lavender Close
Coulsdon
CR5 3EU
Proposal : Erection of a two storey rear extension, first floor side extension and alterations to the roof including a rear dormer, two rooflights to the rear roofslope, four rooflights to the front roofslope and one rooflight to the side roofslope.
Date Decision: 05.08.21

Ward : Coulsdon Town
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03316/DISC **Ward : Coulsdon Town**
Location : 1 Smitham Downs Road Type: Discharge of Conditions
Purley
CR8 4NH
Proposal : Discharge of condition 4 - Flood Risk Assessment/drainage strategy and 7 - hard/soft landscaping attached to planning permission 19/04500/FUL for demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping
Date Decision: 13.08.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03883/LP **Ward : Coulsdon Town**
Location : 115 Downs Road Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1AD
Proposal : Erection of a rear hip to gable roof extension, front roof extension and side dormer, including four rooflights to the side roofslopes.
Date Decision: 30.07.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03884/LP **Ward : Coulsdon Town**
Location : 115 Downs Road Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1AD
Proposal : Erection of a single storey rear extension.
Date Decision: 30.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03972/LP **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 95 Westleigh Avenue
Coulsdon
CR5 3AE
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a rear roof extension including three rooflights to the front elevation.

Date Decision: 04.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06547/DISC
Location : Former Site Of Taberner House
Park Lane
Croydon
CR9 3JS
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Part discharge of condition 35 (external cctv system) attached to planning permission 20/04114/CONR relating to the Queens Gardens and the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 22.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00759/DISC
Location : Former Site Of Taberner House
Park Lane
Croydon
CR9 3JS
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Discharge of condition 30 (operational phase delivery and servicing plan) attached to planning permission 20/04114/CONR relating to the Queens Gardens and the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 22.07.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/00783/FUL
Location : Matico Dance Studio
36 Pitlake
Croydon
CR0 3RA
Ward : **Fairfield**
Type: Full planning permission
Proposal : Use of ground floor as a Place of Worship (Use Class F1).
Date Decision: 23.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01270/FUL
Location : 8 Shirley Lodge Mansions
41 Coombe Road
Croydon
CR0 1BQ
Ward : **Fairfield**
Type: Full planning permission
Proposal : Installation of replacement windows (timber single glazing frames to double glazing Upvc frames)
Date Decision: 22.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01335/DISC
Location : Electric House
3 Wellesley Road
Croydon
CR0 2AG
Ward : **Fairfield**
Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Detailed finishes, junctions and services) attached to listed building consent 20/02814/LBC for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.
Date Decision: 03.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02029/DISC
Location : S T P House
14 St Andrew's Road
Croydon
CR0 1AB
Ward : **Fairfield**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Discharge of Conditions 2, 3, and 4 attached to Planning Permission 18/00794/FUL for demolition of office building, erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings, provision of associated cycle and refuse stores.

Date Decision: 30.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02065/CONR

Ward : **Fairfield**

Location : 71 George Street
Croydon
CR0 1LD

Type: Removal of Condition

Proposal : Alteration of Condition 4 (Opening/Closing Hours) of LPA ref: 20/02144/FUL (Change of use from A1 and A2 to A3 with A5 use to the ground floor and associated extraction flue)

Date Decision: 06.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02140/DISC

Ward : **Fairfield**

Location : Electric House
3 Wellesley Road
Croydon
CR0 2AG

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (External facade cleaning) attached to listed building consent 20/02814/LBC for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 27.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02182/FUL

Ward : **Fairfield**

Location : Saffron House
15 Park Street
Croydon
CR0 1YD

Type: Full planning permission

Proposal : Conversion of offices (Class E(c)) to 9 x flats with communal lounge and gym, and alterations

Date Decision: 22.07.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02632/HSE
Location : 113 Lansdowne Road
Croydon
CR0 2BN
Proposal : Erection of two storey rear extension.
Date Decision: 05.08.21

Ward : Fairfield
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02723/FUL
Location : Post Office
10 High Street
Croydon
CR9 1HT
Proposal : Alterations to front elevation entrance door, rear elevation windows and doors, and conversion of the upper floors from office use (B1) to residential use (C3), to provide six units.
Date Decision: 09.08.21

Ward : Fairfield
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02844/DISC
Location : Rear Of 23 And 25 George Street
Croydon
CR0 1LA
Proposal : Discharge of Conditions 4, 5, and 12 attached to planning permission 20/01071/FUL for Demolition of existing buildings, erection of 1 three storey building comprising 3 flexible commercial units (A1,A2,B1a/b/B1c Use Class) at ground floor, ancillary storage/laundry room, and 4 x 2 bedroom duplex flats on the upper floors, and erection of 1 two storey building comprising 3 commercial units (A1, A2, B1a/b/B1c Use Class) at ground floor and 3 x 1 bedroom flats on first floor, provision of associated landscaping, and provision of associated refuse and cycle storage.
Date Decision: 09.08.21

Ward : Fairfield
Type: Discharge of Conditions

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02869/NMA
Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Proposal : Non-material amendment to planning permission ref. 20/01503/CONR (Application for
development without compliance with conditions 7 (approved plans), 71 (B04 wind
mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details)
subject to which previous planning permission 11/00631/P (The erection of five buildings
with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to
provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6
buildings for class B1 use for a minimum of 88,855 sq metres and a maximum of 151,
420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq
metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq metres of
community use (class D1); provision of a replacement theatre of 200 seats; provision of
energy centre and estate management facilities; formation of vehicular accesses and
provision of pedestrian routes public open space and car parking not to exceed 256
parking spaces) was granted to allow for a revised office building across plots B04 and
B05) to amend the description of development and amend the consented parameter
plans of Plot B02 to increase its maximum height.

Date Decision: 27.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02896/TRE Ward : **Fairfield**
Location : 14 South End Type: Consent for works to protected
Croydon trees
CR0 1DL
Proposal : T1 Sycamore: Fell
(TPO no. 18, 1991)

Date Decision: 30.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02985/FUL Ward : **Fairfield**
Location : 14 Beech House Road Type: Full planning permission
Croydon
CR0 1JP
Proposal : Alterations, installation of 2 rooflights in rear roofslope.

Date Decision: 09.08.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/03049/FUL **Ward : Fairfield**
Location : 63 North End Type: Full planning permission
Croydon
CR0 1TG
Proposal : Alterations to provide new shop front and associated security shutter.
Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03050/ADV **Ward : Fairfield**
Location : 63 North End Type: Consent to display
Croydon advertisements
CR0 1TG
Proposal : Provision of fascia with external illumination (trough lighting).
Date Decision: 12.08.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03122/LBC **Ward : Fairfield**
Location : Electric House Type: Listed Building Consent
3 Wellesley Road
Croydon
CR0 2AG
Proposal : Installation of internally illuminated external signage above main entrance
Date Decision: 05.08.21

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 21/03123/ADV **Ward : Fairfield**
Location : Electric House Type: Consent to display
3 Wellesley Road advertisements
Croydon
CR0 2AG
Proposal : Installation of internally illuminated external signage above main entrance
Date Decision: 05.08.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 11 Haydn Avenue Type: Full planning permission
Purley
CR8 4AG

Proposal : Demolition of existing dwelling and erection of a three/four storey building and a two storey building at the rear comprising a total of 19 residential units with associated parking and landscaping and other works

Date Decision: 28.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01040/FUL Ward : **Kenley**
Location : The Hayes Primary School Type: Full planning permission
Hayes Lane
Kenley
CR8 5JN

Proposal : Installation of a new 1.8 metre high metal front boundary fence following replacement of the brick wall and the installation of 6 metal pedestrian and vehicular access gates which includes replacement of 2 wooden gates.

Date Decision: 09.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01299/HSE Ward : **Kenley**
Location : 11 Beckett Avenue Type: Householder Application
Kenley
CR8 5LT

Proposal : Proposed side infill to rear of garage and raising of garage roof level. Front porch.

Date Decision: 04.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01487/DISC Ward : **Kenley**
Location : 133 Godstone Road Type: Discharge of Conditions
Kenley
CR8 5BD

Proposal : Discharge of condition 2 (Materials), condition 4 (Waste Storage) and Condition 7 (Construction Logistics Plan) attached to planning permission 19/00306/FUL for the Demolition of Motor Spares shop and development of 6 flats including associated soft and hard landscaping, bicycle and refuse/recycling storage at 133 Godstone Road Kenley CR8 5BD

Date Decision: 23.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/01928/CONR **Ward : Kenley**
Location : 35 Old Lodge Lane Type: Removal of Condition
Purley
CR8 4DL
Proposal : Variation of condition 2 (approved plans) attached to planning application
20/03940/CONR for Variation of Condition 2 (plans), 3 (CLP), 4 (landscaping), 5 (various)
and 6 (balcony) of Planning Permission 19/02561/FUL granted for Alterations. Erection of
a single/two storey side/rear extension including accommodation within roof space.
Conversion to form 1x one bedroom, 2x two bedroom and 2x three bedroom flats.
Provision of associated parking, landscaping, bicycle, refuse stores

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02382/HSE **Ward : Kenley**
Location : 80 Hayes Lane Type: Householder Application
Kenley
CR8 5JQ
Proposal : Erection of two storey front extension and side extension, external alterations including
new windows and rendered finish; single storey rear extension and rear dormer extension
and associated increasing of the roof ridge height

Date Decision: 19.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02532/DISC **Ward : Kenley**
Location : Coombe Bank Type: Discharge of Conditions
6 Church Road
Kenley
CR8 5DU
Proposal : Discharge of Conditions 3 (Construction Logistics Plan (CLP) and 4 (Bat License) of
planning permission 20/03852/FUL (Demolition of existing dwellinghouse and erection of
a part three, part four storey building comprising 7 self-contained flats and a three storey
semi detached pair (two dwellings) including excavation; hard and soft landscaping;
alterations to existing crossover and new crossover for proposed access drive for
vehicular parking; communal/private/play space boundary treatment; refuse and cycle
provision and external alterations)

Date Decision: 20.07.21

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02553/HSE
Location : 6 Betula Close
Kenley
CR8 5ET
Ward : **Kenley**
Type: Householder Application
Proposal : Replacement of existing flat roof of existing garage into a gable roof including two velux windows. Conversion of existing two single garage doors to double sized garage door. Replacing existing window with smaller window and side access door.
Date Decision: 26.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03019/TRE
Location : 3 Zig Zag Road
Kenley
CR8 5EL
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : T4 Spruce at side of bungalow. Reduce by 50 percent or fell completely. (TPO 41, 2009)
Date Decision: 09.08.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/03060/TRE
Location : 1 Cumberlands
Kenley
CR8 5DX
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : T6. Yew - To raise lower branches by 1m with a Maximum cut size of 25mm (TPO 7, 2010)
Date Decision: 30.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03125/TRE
Location : 8 Highwood Close
Kenley
CR8 5HW
Ward : **Kenley**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Two Lawson Cypress (G1 - within TPO group G1) - reduce height by approximately 3m to leave at approximately 5m - to reduce the shading of the rear garden.
Two Lawson Cypress (G2 - within TPO group G1) - reduce height by approximately 4m to leave at approximately 5m to reduce the shading of the rear garden.
Three Lawson Cypress (G3 - within TPO group G1) - reduce height by approximately 6 - 7m to reduce the shading of the rear garden.
Two Lawson Cypress (G4 - within TPO group G1) - fell to approximately ground level due to the proximity of the house and the amount of shade created.
(TPO 11, 1971)

Date Decision: 09.08.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/03126/TRE
Location : 9 Highwood Close
Kenley
CR8 5HW
Ward : Kenley
Type: Consent for works to protected trees

Proposal : Pine (T1 - part of TPO G2) - reduce lowest lateral towards 8 Highwood Close by approximately 2 metres up to a max cut size of 25mm.
(TPO 11, 1971)

Date Decision: 29.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03203/TRE
Location : Simone Cottage
1A Simone Drive
Kenley
CR8 5HS
Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Yew - Crown Reduction by 1 metre to the north facing lateral branches up to a max cut size of 25mm.
(TPO, 166)

Date Decision: 29.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03365/TRE
Location : 153 Welcomes Road
Kenley
CR8 5HB
Ward : Kenley
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : T3. Yew - To crown reduce by 1.5m up to a max cut size of 25mm.
(TPO 195)

Date Decision: 12.08.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03435/TRE
Location : 4 Pond Close
Kenley
CR8 5FG

Ward : Kenley
Type: Consent for works to protected trees

Proposal : The tree needs to be felled because its main branches are dead and more parts of the tree are dying and may fall on top of existing out building in the neighbour's garden. It is an oak tree.

Date Decision: 12.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03528/NMA
Location : 133 Godstone Road
Kenley
CR8 5BD

Ward : Kenley
Type: Non-material amendment

Proposal : Non-material amendment sought for alterations to change the widows to doors; installation of a 2m high railing with screens at the sides of the terrace and a 1m high railing along the width of the terrace and new boundary/retaining walls to planning permission 19/00306/FUL for demolition of Motor Spares shop and development of 6 flats including associated soft ad hardstanding, bicycle and refuse/recycling storage.

Date Decision: 27.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04093/LP
Location : 6 Pond Close
Kenley
CR8 5FG

Ward : Kenley
Type: LDC (Proposed) Operations edged

Proposal : Single storey rear extension

Date Decision: 11.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03031/HSE

Ward : **New Addington North**

Location : 91 Bygrove

Type: Householder Application

Field Way

Croydon

CR0 9DN

Proposal : ERECTION OF GROUND FLOOR REAR EXTENSION

Date Decision: 02.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03092/LP

Ward : **New Addington North**

Location : 27A Brierley

Type: LDC (Proposed) Operations edged

Field Way

Croydon

CR0 9DP

Proposal : Change of Use from single family dwellinghouse (Use Class C3) into supported living accommodation for up to 3 adults (Use Class C3b)

Date Decision: 11.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02994/HSE

Ward : **New Addington South**

Location : 144 Homestead Way

Type: Householder Application

Croydon

CR0 0DS

Proposal : Erection of a single-storey rear extension.

Date Decision: 22.07.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/03086/GPDO
Location : 71 Uvedale Crescent
Croydon
CR0 0BU

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

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.99metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03093/LP
Location : 210 Homestead Way
Croydon
CR0 0DU

Ward : New Addington South
Type: LDC (Proposed) Operations
edged

Proposal : Proposed change of use of single family dwellinghouse (Use Class C3) into supported living accommodation for up to 4 adults (Use Class C3b)

Date Decision: 05.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/04362/DISC
Location : Land Adjoining Norbury Railway Station
Norbury Avenue
Norbury
London

Ward : Norbury Park
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Details pursuant to conditions 2 (materials), 3 (floor level, landscaping, boundary treatment, screening, sitelines, windows), 4 (refuse), 5 (cycle storage) 6 (CLP), 8 (Water target), 9 (Flood risk) , 10 (lighting), 11 (delivery and service plan), 13 (Build for life), 16 (Trees), 17 (Piling), 18 (Soil contamination), 19 (Archaeological investigation), 20 (M4(2) and (3) compliance) of planning permission ref 19/02701/CONR granted for construction of a four-storey building comprising of 12 flats with balconies and a ground floor commercial unit (218sq.m floorspace, Use Class B8 storage and distribution) with associated parking (for 7 cars), bicycle and refuse area; vehicles crossover, pedestrian footpath improvements, new landscaping including communal area.. (The variation involves the provision of a storage basement area 109 sqm increasing the commercial floorspace to 327sq.m).

Date Decision: 30.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02010/HSE
Location : 26 Georgia Road
Thornton Heath
CR7 8DQ

Ward : Norbury Park
Type: Householder Application

Proposal : Proposed front extension, first floor side extension and alteration of garage into habitable room

Date Decision: 09.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02319/HSE
Location : 66 Gibson's Hill
Norbury
London
SW16 3JS

Ward : Norbury Park
Type: Householder Application

Proposal : First floor side extension and external alterations

Date Decision: 02.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02392/HSE

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 31 The Chase
Norbury
London
SW16 3AE
Type: Householder Application

Proposal : Retrospective application for the retention of a single storey rear extension/conservatory.

Date Decision: 23.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02827/GPDO
Location : 186 Green Lane
Norbury
London
SW16 3NE
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 19.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02829/GPDO
Location : 17 Maryland Road
Thornton Heath
CR7 8DG
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3.7 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02893/LP
Location : 12 Highbury Avenue
Thornton Heath
CR7 8BN
Ward : **Norbury Park**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of single storey rear extension and a rear dormer window with front roof lights and use of premises for Class C3B purposes.

Date Decision: 19.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02921/LP

Ward : **Norbury Park**

Location : 182 Norbury Avenue
Thornton Heath
CR7 8AG

Type: LDC (Proposed) Operations
edged

Proposal : Certificate of Lawfulness (Proposed) is sought for construction of a single storey rear extension, loft conversion including hip to gable extension, a rear dormer and 3x front roof lights to front roof slope.

Date Decision: 29.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02951/LP

Ward : **Norbury Park**

Location : 27 Heatherset Gardens
Norbury
London
SW16 3LS

Type: LDC (Proposed) Operations
edged

Proposal : Certificate of Lawfulness (Proposed) is sought for construction of a single storey rear extension.

- 27HG - Proposed

Date Decision: 29.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02984/FUL

Ward : **Norbury Park**

Location : 27A Northwood Road
Thornton Heath
CR7 8HU

Type: Full planning permission

Proposal : Alterations, erection of rear dormer extension and installation of 2 rooflights in front roofslope and installation of window and door in rear elevation.

Date Decision: 29.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03002/HSE
Location : 14 Carolina Road
Thornton Heath
CR7 8DT
Proposal : Single storey front and side extension to the house
Date Decision: 30.07.21

Ward : Norbury Park
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03066/GPDO
Location : 17 Georgia Road
Thornton Heath
CR7 8DU
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres
Date Decision: 20.07.21

Ward : Norbury Park
Type: Prior Appvl - Class A Larger House Extns

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03129/GPDO
Location : 90 Christian Fields
Norbury
London
SW16 3JX
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 3.15 metres
Date Decision: 23.07.21

Ward : Norbury Park
Type: Prior Appvl - Class A Larger House Extns

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/03271/GPDO
Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 266 Green Lane
Norbury
London
SW16 3BA

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 7 metres with a maximum height of 3 metres

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03481/GPDO

Ward : Norbury Park

Location : 2 Gibson's Hill
Norbury
London
SW16 3JN

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.25 metres

Date Decision: 11.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03740/LP

Ward : Norbury Park

Location : 160 Green Lane
Norbury
London
SW16 3NE

Type: LDC (Proposed) Operations
edged

Proposal : Proposed hip to gable roof extension, rear dormer and front roof lights

Date Decision: 23.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02286/FUL

Ward : Norbury And Pollards Hill

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 63 Darcy Road
Norbury
London
SW16 4TZ
Type: Full planning permission

Proposal : Alterations, Use as 2 flats, with associated off-street parking and refuse and cycle storage.

Date Decision: 06.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03071/GPDO
Location : 24 Ena Road
Norbury
London
SW16 4JB
Ward : **Norbury And Pollards Hill**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height of 2.8 metres

Date Decision: 21.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03108/HSE
Location : 63 Pollards Hill South
Norbury
London
SW16 4LR
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of a single storey rear extension with floor plan redesign and associated works

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03112/HSE
Location : 1 Upwood Road
Norbury
London
SW16 5RB
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of a single storey rear outbuilding for use as a gym

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/03288/HSE	Ward :	Norbury And Pollards Hill
Location :	174 Norbury Crescent Norbury London SW16 4JY	Type:	Householder Application
Proposal :	Retrospective application for a single storey outbuilding toward the rear of the site		

Date Decision: 10.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	21/03302/LP	Ward :	Norbury And Pollards Hill
Location :	17 Beatrice Avenue Norbury London SW16 4UW	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of hip to gable and rear dormer extension, installation of 3 rooflights in front roofslope and window in side elevation.		

Date Decision: 09.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/03506/HSE	Ward :	Norbury And Pollards Hill
Location :	5 Cranbourne Close Norbury London SW16 4NG	Type:	Householder Application
Proposal :	Increase of height of application dwelling and erection of rear dormer window		

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/00498/FUL **Ward : Old Coulsdon**
Location : 107 Coulsdon Road Type: Full planning permission
Coulsdon
CR5 1EH
Proposal : Change of use of from part medical clinic (E(e) use previously D1 use), part residential dwelling (C3 use) to a single family residential dwelling (C3 use), and the erection of a detached garage following demolition of the existing outbuilding and installation of a boundary fence

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00708/DISC **Ward : Old Coulsdon**
Location : Development Site Former Site Of 80 Type: Discharge of Conditions
Waddington Avenue Including Land Rear Of
76 - 80 Waddington Avenue
Coulsdon
CR5 1QN
Proposal : Discharge of conditions 3 (Materials), 4 (Elevation Details), 5 (Hard and Soft Landscaping), 6 (Details of Cycle Stores), 8 (Soil Testing) and 10 (Biodiversity Mitigation and Enhancement) of 19/04003/FUL.

Date Decision: 10.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01256/DISC **Ward : Old Coulsdon**
Location : Land And Garages At Goodenough Way And Type: Discharge of Conditions
Ellis Road
Coulsdon
CR5 1DX
Proposal : Discharge of condition 10 (contamination - validation report) attached to permission 16/06505/FUL dated 23/06/17 for Demolition of existing garages, substation, refuse stores and community centre. Erection of 7 buildings varying in height between two and three storeys comprising 18 three bedroom and 4 two bedroom houses and 14 two bedroom and 4 one bedroom flats and 161 sq m community centre space (Use Class D1) . Provision of associated car parking, landscaping and other associated works.

Date Decision: 12.08.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/01312/FUL
Location : 246 Coulsdon Road
Coulsdon
CR5 1EA

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Change of use from a hairdressing salon (class E) to a canine hydrotherapy & rehabilitation centre (Sui Generis) including retail of canine products.

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03058/TRE
Location : 34 Coulsdon Road
Coulsdon
CR5 2LA

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

Proposal : Yew Tree (T2) - To Crown Reduce by 2.0m up to a max cut size of 25mm over the neighbouring garden only.
(TPO 3, 1980)

Date Decision: 30.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03061/HSE
Location : 12 Court Avenue
Coulsdon
CR5 1HF

Ward : Old Coulsdon
Type: Householder Application

Proposal : Single storey rear infill extension

Date Decision: 04.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03426/HSE

Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 52 Keston Avenue
Coulsdon
CR5 1HN
Type: Householder Application
Proposal : Erection of a single storey rear extension.

Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03553/DISC
Location : Development Site Former Site Of 80
Waddington Avenue Including Land Rear Of
76 - 80 Waddington Avenue
Coulsdon
CR5 1QN
Type: Discharge of Conditions
Ward : Old Coulsdon

Proposal : Discharge of Conditions 3 (Materials), 4 (Elevation details), 5 (Hard and soft landscaping), 6 (Cycle store), 8 (Soil testing), 9 (Reptile mitigation strategy) and 10 (Biodiversity) attached to planning permission 19/04003/FUL for Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages.

Date Decision: 28.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03579/LP
Location : 4 Shaw Grove
Coulsdon
CR5 1EW
Type: LDC (Proposed) Operations edged
Ward : Old Coulsdon
Proposal : Erection of single storey rear extension

Date Decision: 22.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02492/HSE
Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 21 Sandilands
Croydon
CR0 5DF
Type: Householder Application
Proposal : Erection of single storey rear extension.

Date Decision: 05.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02749/DISC
Location : 26 Fairfield Road
Croydon
CR0 5LH
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 attached to Planning Permission 18/04056/FUL for Demolition of the existing building and construction of a block of nine flats comprising 4 x one bed, 4 x two bed and 1 x three bed flats, with associated refuse and cycle storage areas, landscaping and car parking.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02751/DISC
Location : 5 The Avenue
Croydon
CR0 5DT
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 attached to Planning Permission 18/02653/FUL for Erection of four storey block comprising of 8 x one bed flats with associated refuse and cycle storage and landscaping.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02864/LE
Location : 5 Coombe Avenue
Croydon
CR0 5SD
Ward : **Park Hill And Whitgift**
Type: LDC (Existing) Use edged
Proposal : Use of Unit 5 as office space (Use Class E) (formerly B1a)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 22.07.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/02969/HSE
Location : 18 Upfield
Croydon
CR0 5DQ
Proposal : Proposed rear roof extension with balcony and first floor rear extensions to the house

Ward : Park Hill And Whitgift
Type: Householder Application

Date Decision: 27.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03296/HSE
Location : 12 Weaver Close
Croydon
CR0 5TS
Proposal : Proposed garden alterations and all associated works

Ward : Park Hill And Whitgift
Type: Householder Application

Date Decision: 13.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03408/TRE
Location : Amenity Land Adj. To 22 Deans Close
Croydon
Proposal : Beech (T1) - crown reduce by approximately 2m up to a max cut size of 25mm.
(TPO 4, 1992)

Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Date Decision: 12.08.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03424/DISC
Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : Development Site Former Site Of
49 Selborne Road
Croydon
CR0 5JQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 14 attached to Planning Permission 20/01954/FUL for Demolition of existing house, garage and outbuilding, and erection of a three storey building comprising 9 apartments, and provision of associated off-street parking, and associated refuse storage and cycle storage, and associated landscaping.

Date Decision: 22.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/00964/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 150 Pampisford Road
South Croydon
CR2 6DA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Approved drawings), 5 (Cycle, lighting, EVCP) and 7 (Window details) attached to planning permission 19/01354/FUL for demolition of existing building: erection of one 3-storey building comprising 9 units and formation of associated vehicular access and provision of 8 off-street parking spaces, cycle storage and refuse store.

Date Decision: 21.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02225/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 24 Derwent Drive
Purley
CR8 1EQ

Type: Householder Application

Proposal : Alterations and erection of two-storey side extension and single storey front extension.

Date Decision: 26.07.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/02493/HSE
Location : 22 Grisedale Gardens
Purley
CR8 1EN
Proposal : Erection of a single storey side and rear extension including erection of a front porch

Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02728/FUL
Location : 564A Brighton Road
South Croydon
CR2 6AW
Proposal : Erection of a rear single storey extension to the existing dwelling at second floor level, including amended external stair access.

Ward : **Purley Oaks And Riddlesdown**
Type: Full planning permission

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02852/GPDO
Location : 152 Whytecliffe Road North
Purley
CR8 2AS
Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.3 metres

Ward : **Purley Oaks And Riddlesdown**
Type: Prior Appvl - Class A Larger House Extns

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02861/PA8
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : Cappella Court
725 Brighton Road
Purley
CR8 2PG
Type: Telecommunications Code
System operator

Proposal : The installation of 6no antennas on supporting steelwork, on the building's plantrooms, with a top height of 26 metres, plus ancillary development thereto.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02862/PA8
Ward : **Purley Oaks And Riddlesdown**
Location : Cappella Court
Brighton Road
Purley
CR8 2PG
Type: Telecommunications Code
System operator

Proposal : The installation of 6no antenna apertures and supporting structures, with a top height of 29.5m; 2no 600mm transmission dishes; 7no equipment cabinets; and ancillary development thereto.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02946/CONR
Ward : **Purley Oaks And Riddlesdown**
Location : Cappella Court
725 Brighton Road
Purley
CR8 2PG
Type: Removal of Condition

Proposal : Removal of condition 4 (use class restriction) attached to 08/01198/P for use of fifth floor as renal dialysis clinic and associated parking.

Date Decision: 29.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02948/FUL
Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Riddlesdown
Location : 19 Edgar Road
South Croydon
CR2 0NJ
Type: Full planning permission
Proposal : Change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4), including provision of bin and cycle storage.

Date Decision: 30.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02964/NMA
Ward : **Purley Oaks And Riddlesdown**
Location : Cappella Court
725 Brighton Road
Purley
CR8 2PG
Type: Non-material amendment
Proposal : Non-material amendment to ref. 19/02578/GPDO (Change of use of ground, first, second, third and fourth floors (Use Class B1 - office) to residential use (Use Class C3 - dwelling), to comprise of 64 residential units) to allow for alterations to the ground floor layout

Date Decision: 05.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03146/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : 25 Purley Park Road
Purley
CR8 2BU
Type: Householder Application
Proposal : Erection of a single-storey rear infill extension and insertion of additional windows and rooflights on to the extension.

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03457/FUL
Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Riddlesdown
Location : Purley Bury Tennis Club
53A Purley Bury Avenue
Purley
CR8 1JF
Type: Full planning permission

Proposal : Provision of disabled access to clubhouse by providing level door threshold access, provision of disabled access to table tennis building by installing new disabled access doors and establishing level door threshold access. Replacement of existing unsafe timber veranda decking with new patio slabs or non-slip resin bound gravel and new glass balustrades.

Date Decision: 03.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04122/NMA
Ward : **Purley Oaks And Riddlesdown**
Location : 29A Mount Park Avenue
South Croydon
CR2 6DW
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/06692/HSE for proposed loft conversion with associated extensions and increase to the ridge height of the roof. Proposed dormer windows to the front and rear elevations. Demolition of the existing conservatory and the erection of a rear extension. Part conversion of the existing garage to a habitable room with an associated side extension.

Date Decision: 09.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04132/LP
Ward : **Purley Oaks And Riddlesdown**
Location : 42 Norman Avenue
South Croydon
CR2 0QE
Type: LDC (Proposed) Operations edged

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

Date Decision: 10.08.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 20/01905/CONR
Location : 95 - 95A Foxley Lane
Purley
CR8 3HP
Ward : **Purley And Woodcote**
Type: Removal of Condition
Proposal : Variation of condition 1 (approved plans) attached to 18/02613/FUL for erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.

Date Decision: 10.08.21

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

Level: Delegated Business Meeting

Ref. No. : 20/05869/FUL
Location : 19A Box Ridge Avenue
Purley
CR8 3AS
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of the existing dwelling house and construction of a 5 1/2 storey (including lower ground) building comprising 31 bedroom care home.

Date Decision: 26.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/05870/FUL
Location : 19A Box Ridge Avenue
Purley
CR8 3AS
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of the existing dwelling house and construction of a 4 1/2 storey building (including a lower ground floor) comprising 9 flats (6 x 1P2P, 2 x 2B4P, 1 x 3B4P) with associated parking, landscaping and refuse/recycle provision.

Date Decision: 26.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06284/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : Purley Baptist Church And Hall, Banstead Type: Discharge of Conditions
Road, 1-4 Russell Hill Parade, 1 Russell Hill
Road And, 2-12 Brighton Road And 1-9
Banstead Road Purley, CR8

Proposal : Partial discharge of condition 8 (Drainage) and 26 (Flooding) for Phase 1 attached to permission 16/02994/P for Demolition of existing buildings on two sites; erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses

Date Decision: 22.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/06321/DISC Ward : **Purley And Woodcote**
Location : 105 Foxley Lane Type: Discharge of Conditions
Purley
CR8 3HQ
Proposal : Discharge of condition 3 (external materials), 4(1) (external lighting), 4(2) (visibility splays), 6 (planting/soft and hard landscaping) and 7 (carbon dioxide emission reductions) attached to planning permission Ref: 20/00965/CONR

Date Decision: 02.08.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 20/06667/NMA Ward : **Purley And Woodcote**
Location : Moreland Mansions Type: Non-material amendment
2 More Close
Purley
CR8 2JN

Proposal : Non material amendment to planning permission 18/03342/FUL for 'Demolition of existing property. Erection of three/four storey building comprising 9 flats (2 x three bedroom, 5 x two bedroom and 2 x 1 bedroom flats) including balconies with new access, parking area, refuse and cycle storage.'

Date Decision: 19.07.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/00734/HSE
Location : Nirvana House
17A Graham Road
Purley
CR8 2EN

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations, raising the main ridge, erection of a hip-to-gable extension and front & rear dormer extensions

Date Decision: 26.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00865/FUL
Location : 10 Silver Lane
Purley
CR8 3HG

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Removal / demolition of existing fencing and gates to front. Provision of new fencing and automatic gates in black painted metal

Date Decision: 02.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01311/CAT
Location : 13 Silver Lane
Purley
CR8 3HJ

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

Proposal : 1 x Horse chestnut - Fell to ground & replant 2 x Silver birch

Date Decision: 05.08.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/01716/HSE
Location : 19A Upper Woodcote Village
Purley
CR8 3HF

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of a refuse store and external light column

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 02.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01898/TRE **Ward : Purley And Woodcote**
Location : 84 Reedham Drive **Type: Consent for works to protected trees**
Purley
CR8 4DS
Proposal : T1 Sycamore - Fell to ground & plant replacement tree.
T2 Yew - Reduce & shape crown by maximum 1m up to 25mm max cut size
(TPO no.47, 1979)

Date Decision: 27.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01934/DISC **Ward : Purley And Woodcote**
Location : 81 Higher Drive **Type: Discharge of Conditions**
Purley
CR8 2HN
Proposal : Discharge of condition 2 (a) (specification and samples of tiles, render, bricks, flat roof, guttering and fascia/bargeboard) and 2 (d) (window details) attached to planning permission 19/01690/CONR for Variation of condition 1 (alterations to the proposed plans namely in relation to unit mix, building footprint and design) linked to planning application 18/03241/FUL for the demolition of the existing dwelling. Erection of a three storey building to provide 9 residential units. Formation of vehicular access and provision of associated parking, cycle storage and refuse store

Date Decision: 30.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02304/FUL **Ward : Purley And Woodcote**
Location : Silvermere Court **Type: Full planning permission**
10 Foxley Hill Road
Purley
CR8 2HB
Proposal : Proposed replacement windows and replacement of timber fascia, soffit, cladding & rainwater system

Date Decision: 22.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02308/RSM **Ward : Purley And Woodcote**
Location : 20 Manor Way **Type: Approval of reserved matters**
Purley
CR8 3BH
Proposal : Reserved matters relating to Landscaping (Condition 1) attached to planning permission ref. 18/03185/OUT for demolition of the existing building. Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking.

Date Decision: 28.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02373/DISC **Ward : Purley And Woodcote**
Location : 20 Smitham Bottom Lane **Type: Discharge of Conditions**
Purley
CR8 3DA
Proposal : Discharge of conditions 2 (Materials), 3 (landscaping), 4 (refuse) 5 (Balconies/Finished for Levels), 9 (highways), 10 (CLP) and 12 (Energy) attached to permission 18/05408/FUL for demolition of existing dwelling. Erection of two storey building with accommodation in the roof space and single storey building with accommodation in the roof space at the rear to provide a total of 9 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 30.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02430/HSE **Ward : Purley And Woodcote**
Location : 9 Cross Road **Type: Householder Application**
Purley
CR8 2DS
Proposal : Alterations including the erection of a ground floor rear extension

Date Decision: 02.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02606/DISC **Ward :** Purley And Woodcote
Location : Moreland Mansions Type: Discharge of Conditions
2 More Close
Purley
CR8 2JN
Proposal : Discharge of Condition 2 (external materials) of planning permission 18/03342/FUL
(Demolition of existing property. Erection of three/four storey building comprising 9 flats (2
x three bedroom, 5 x two bedroom and 2 x 1 bedroom flats) including balconies with new
access, parking area, refuse and cycle storage)

Date Decision: 19.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02682/DISC **Ward :** Purley And Woodcote
Location : 8 Woodcote Drive Type: Discharge of Conditions
Purley
CR8 3PD
Proposal : Discharge of condition 3 (External facing materials), Condition 6 (Landscaping Plan and
Ecology Statement) and Condition 8 (Hard Landscaping) attached to planning permission
20/00277/FUL relating to the demolition of existing detached dwelling and garage.
Erection of a detached three storey property comprising nine flats, formation of new
access, provision of car parking, cycle storage, refuse and recycling store and hard and
soft landscaping.

Date Decision: 13.08.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02817/FUL **Ward :** Purley And Woodcote
Location : Land R/o 56 Smitham Downs Road Type: Full planning permission
Purley
CR8 4NE
Proposal : Demolition of existing garage and the erection of a 2 storey 4 bedroom detached house
with accommodation within the roof space and associated parking.

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. :	21/02843/DISC	Ward :	Purley And Woodcote
Location :	Venture House Car Park 15 High Street Purley CR8 2AF	Type:	Discharge of Conditions

Proposal : Discharge of Condition 5 (Verification Report) attached to planning permission ref. 18/04812/FUL for the erection of a detached four storey building comprising of 2x studio, 2x one bedroom and 2x two bedroom flats. Provision of associated parking and landscaping.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. :	21/02856/HSE	Ward :	Purley And Woodcote
Location :	Reyan 27 Box Ridge Avenue Purley CR8 3AS	Type:	Householder Application

Proposal : Erection of a two-storey side extension and single-storey rear extension with internal alterations.

Date Decision: 22.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/02904/FUL	Ward :	Purley And Woodcote
Location :	50 Brighton Road Purley CR8 2LG	Type:	Full planning permission

Proposal : Change of use from Guest House (Use Class C1) to a House in Multiple Occupation (Use Class C4) and alterations including insertion of a new window at ground floor level and two rooflights to the front roofslope.

Date Decision: 28.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/02933/LP	Ward :	Purley And Woodcote
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 53 Purley Vale
Purley
CR8 2DU
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a rear dormer window and front rooflights.

Date Decision: 21.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02944/DISC
Location : Development Site Former Site Of Crakell End
Hartley Down
Purley
CR8 4EA
Type: Discharge of Conditions
Ward : **Purley And Woodcote**
Proposal : Discharge of Condition 3 (landscaping) of planning permission 19/03689/FUL (Demolition of existing detached bungalow and garage. Erection of two pairs of semi-detached dwellings (4 dwellings in total) with car parking, refuse and recycling store, soft landscaping and new vehicular access)

Date Decision: 04.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03057/OUT
Location : 4 Higher Drive
Purley
CR8 2HE
Type: Outline planning permission
Ward : **Purley And Woodcote**
Proposal : Outline planning permission for the demolition of existing two storey dwellinghouse(including rear garage) and erection of a part three, part four storey building comprising 8 self-contained flats, car parking, cycle and refuse provision (Access and Layout ONLY to be considered)

Date Decision: 12.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03094/HSE
Location : 37 Stoats Nest Road
Coulson
CR5 2JJ
Type: Householder Application
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Alterations, erection of a single storey side and rear extension, roof extension, rear dormer and front window in roof.

Date Decision: 05.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03119/TRE
Location : 30 Peaks Hill
Purley
CR8 3JF
Proposal : T1 - Sycamore - Tree to be felled and replaced with another Sycamore.
(TPO, 132)

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

Date Decision: 29.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03170/CAT
Location : 15 Furze Hill
Purley
CR8 3LB
Proposal : There are 11 trees in a small space of garden, many are self-seeded & crowded/twisted. The plan is to remove the worst ones to leave the best specimens uncrowded & able to thrive.

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

Date Decision: 12.08.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03174/TRE
Location : 18 Oscar Close
Purley
CR8 2LU
Proposal : I understand that some of the trees behind our back garden are under a TPO. I am not sure of TPO number as I could not find the planning application when I searched. We would like to part raise and part lower the grass area in our garden to make it level. As i understand, the original planning permission for our property does not allow any excavation for this area hence my application.

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

The trees directly behind our house are small so I would like to get someone to come and have a look to confirm what we can/ can't do.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 12.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	21/03193/TRE	Ward :	Purley And Woodcote
Location :	20 Oscar Close Purley CR8 2LU	Type:	Consent for works to protected trees
Proposal :	T1 Horse Chestnut T2 Unknown		

We wish to level or terrace our garden as appropriate. I imagine this will required digging where there are roots or filling above the roots. There are roots from both trees near the surface of the lawn, which is entirely sloped.

We would like advice regarding T1 and T2 damaging the fence as they grow.

Date Decision: 12.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	21/03195/HSE	Ward :	Purley And Woodcote
Location :	83 Woodcote Valley Road Purley CR8 3BG	Type:	Householder Application
Proposal :	Erection of a part single, part two-storey side/rear extension.		

Date Decision: 09.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/03318/LP	Ward :	Purley And Woodcote
Location :	59 Stoats Nest Road Coulson CR5 2JJ	Type:	LDC (Proposed) Operations edged
Proposal :	Loft conversion incorporating part hip-to-gable, a rear dormer roof extension and 1x roof windows to the front slope.		

Date Decision: 10.08.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/03319/HSE
Location : 59 Stoats Nest Road
Coulsdon
CR5 2JJ
Proposal : Erection of Single storey rear extension

Ward : Purley And Woodcote
Type: Householder Application

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03363/GPDO
Location : 9 Roke Lodge Road
Kenley
CR8 5NA

Ward : Purley And Woodcote
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.96 metres

Date Decision: 03.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03396/HSE
Location : 69 Woodside Road
Purley
CR8 4LQ
Proposal : Alterations, erection of roof extension with gable end roof and rear dormer extension, erection of single storey rear extension at lower ground floor level with balcony over

Ward : Purley And Woodcote
Type: Householder Application

Date Decision: 13.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03500/DISC
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : David Clifford Court
1 - 9 Foxley Lane
Purley
CR8 3EF
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Travel Plan) attached to planning permission ref. 18/04742/FUL for demolition of existing buildings. Erection of a 5/6/7 storey building comprising 8x one bedroom, 35x two bedroom and 6x three bedroom flats. Provision of associated amenity areas, cycle parking, refuse and recycling stores.

Date Decision: 09.08.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03630/LP
Location : 36 Famet Avenue
Purley
CR8 2DN
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations
edged
Proposal : Hip to gable roof extension, rear dormer and front rooflights

Date Decision: 13.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03795/NMA
Location : 19 - 21 Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: Non-material amendment
Proposal : Non-material amendment for the removal of communal amenity space to be replaced with planting.

Date Decision: 10.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04025/LP
Location : 23B Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a single storey rear conservatory, above the existing raised patio.

Date Decision: 09.08.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/05644/HSE **Ward : Sanderstead**
Location : 71 Farm Fields Type: Householder Application
South Croydon
CR2 0HR
Proposal : Alterations, erection of a roof extension and dormer to the front roof slope

Date Decision: 26.07.21

Appeal Not Contested - (rec conditions)

Level: Delegated Business Meeting

Ref. No. : 20/06660/FUL **Ward : Sanderstead**
Location : 129 Mayfield Road Type: Full planning permission
South Croydon
CR2 0BH
Proposal : Demolition of existing two storey detached dwelling and erection of a part three storey building with accomodation within the roof space and a part two storey buiding comprising of 5no units including 2X3 bedroom units, 2X1 bedroom units and 1 studio flat with associated access, external amenity spaces, refuse storage and car and cycle parking at 129 Mayfield Road, South Croydon, CR2 0BH.

Date Decision: 05.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01476/DISC **Ward : Sanderstead**
Location : 32 Mayfield Road Type: Discharge of Conditions
South Croydon
CR2 0BE
Proposal : Discharge of condition 1 (landscape, communal area, cycle store) of 15/03094/P
Conversion to form 2 two bedroom and 1 studio flats

Date Decision: 28.07.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/01516/FUL **Ward : Sanderstead**
Location : Old Saw Mill Type: Full planning permission
Limpsfield Road
South Croydon
CR2 9JN

Proposal : Replacement cricket netting and associated artificial surface

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01871/FUL **Ward : Sanderstead**
Location : Land Rear Of 15 Rectory Park Type: Full planning permission
Hyde Road
South Croydon
CR2 9JQ

Proposal : Demolition of existing wall and gate, division of existing garden to No.15, alterations to land levels, erection of a pair of three storey semi-detached 3 bedroom houses, formation of vehicular accesses with associated car parking (including parking space for host house) fronting Hyde Road, associated hard and soft landscaping and a new pedestrian access from Hyde Road for No.15 Rectory Park.

Date Decision: 28.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01872/TRE **Ward : Sanderstead**
Location : 1 Audley Drive Type: Consent for works to protected trees
Warlingham
CR6 9AH

Proposal : G1 - Fell to install new driveway and provide more light to the property.
Removal of 6 trees 1 x Elm, 4 x beech, 1 x Horse Chestnut Tree.
(TPO no.19, 2005)

Date Decision: 09.08.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/02274/HSE **Ward : Sanderstead**
Location : 109 Norfolk Avenue Type: Householder Application
South Croydon
CR2 8BY
Proposal : Alterations, erection of a single storey rear extension, new decking to rear patio,
conversion of existing garage into a habitable room and application of pebble dash
render

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02335/HSE **Ward : Sanderstead**
Location : 139 Upper Selsdon Road Type: Householder Application
South Croydon
CR2 0DU
Proposal : Erection of two storey side extension, single storey rear extension, raised patio to rear
and garden ramp with habitable accommodation created underneath the patio.

Date Decision: 22.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02524/HSE **Ward : Sanderstead**
Location : 34 West Hill Type: Householder Application
South Croydon
CR2 0SA
Proposal : Erection of single storey rear extension following demolition of existing conservatory rear
extension

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02628/HSE **Ward : Sanderstead**
Location : 20 Court Hill Type: Householder Application
South Croydon
CR2 9NA

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of a two-storey side, single-storey rear extension and single-storey front projection.

Date Decision: 29.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02687/HSE
Location : 40 Glebe Hyrst
South Croydon
CR2 9JF
Proposal : Erection of single storey side and rear extension

Ward : Sanderstead
Type: Householder Application

Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02721/LP
Location : 28A West Hill
South Croydon
CR2 0SA
Proposal : Proposed side dormer roof extension; two front rooflights; one side rooflight and new window within front and rear gables.

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Date Decision: 20.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02748/DISC
Location : 3 West Hill
South Croydon
CR2 0SB
Proposal : Discharge of condition 4 (construction logistics plan) attached to planning permission 19/05414/FUL for the Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage

Ward : Sanderstead
Type: Discharge of Conditions

Date Decision: 19.07.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02789/DISC **Ward : Sanderstead**
Location : 3 West Hill Type: Discharge of Conditions
South Croydon
CR2 0SB
Proposal : Discharge of conditions 5 (Flood Risk/SUDs), 6 (Materials), 7 (Landscaping) and 8 (balcony details and brick detailing) attached to planning permission 19/05414/FUL (Demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage)

Date Decision: 21.07.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02906/HSE **Ward : Sanderstead**
Location : 21 Sundown Avenue Type: Householder Application
South Croydon
CR2 0RQ
Proposal : Alterations and demolition of existing conservatory at the rear and existing side garage and erection of a single storey side and rear extension with raised patio area

Date Decision: 27.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02919/HSE **Ward : Sanderstead**
Location : 54 Elmfield Way Type: Householder Application
South Croydon
CR2 0EE
Proposal : Demolition of existing conservatory and shed and erection of a single storey rear extension, part single, part two storey side and rear extension and single storey front extension.

Date Decision: 11.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03143/LP **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 105 Norfolk Avenue
South Croydon
CR2 8BY
Type: LDC (Proposed) Operations
edged

Proposal : Installation of roof lights on front roofslope, erection of gable end roof extension and dormer extension on rear roof slope

Date Decision: 30.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03156/HSE
Location : 86 The Woodfields
South Croydon
CR2 0HF
Type: **Ward : Sanderstead**
Householder Application

Proposal : Proposed two storey side and single storey front and rear extension

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03301/HSE
Location : 50 Ewhurst Avenue
South Croydon
CR2 0DJ
Type: **Ward : Sanderstead**
Householder Application

Proposal : Erection of single storey rear extension and rear patio works

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03343/GPDO
Location : 102 Arundel Avenue
South Croydon
CR2 8BH
Type: **Ward : Sanderstead**
Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.65 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.85 metres

Date Decision: 03.08.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/03438/TRE **Ward : Sanderstead**
Location : 2 Shaw Close Type: Consent for works to protected
South Croydon trees
CR2 9JD
Proposal : T1 - English Oak: Remove the lower, left. Semi lateral branch at the lowest part of the
crown.
(TPO 20, 1983)

Date Decision: 12.08.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03462/HSE **Ward : Sanderstead**
Location : 25 Ewhurst Avenue Type: Householder Application
South Croydon
CR2 0DH
Proposal : Alterations including erection of a single storey front extension, single storey rear
extension, alterations to fenestration to the front of the property and part conversion of
the existing garage.

Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03622/HSE **Ward : Sanderstead**
Location : 19 Orchard Road Type: Householder Application
South Croydon
CR2 9LY
Proposal : Retention of front porch and window to the side of the single storey side addition.

Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03651/DISC **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : Yewbank
Sanderstead Road
South Croydon
CR2 0AG

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Materials) and 4 (Landscaping) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 06.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03853/PDO

Location : All Saints Church
Addington Road
South Croydon
CR2 8RA

Ward : **Sanderstead**

Type: Observations on permitted development

Proposal : Installation of 1 No. GPS node behind the parapet on the western elevation of the church and ancillary development thereto.

Date Decision: 05.08.21

Objection

Level: Delegated Business Meeting

Ref. No. : 21/00786/DISC

Location : 148 Ballards Way
Croydon
CR0 5RG

Ward : **Selsdon And Addington Village**

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials), 6 (Lighting) and 8 (Landscaping) attached to planning permission 18/01936/FUL dated 13/12/2018 for 'Demolition of existing building. Erection of three/four storey building (with basement) comprising 8 flats with associated parking and landscaping.'

Date Decision: 06.08.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/01542/HSE **Ward : Selsdon And Addington Village**
Location : 304 Addington Road Type: Householder Application
 South Croydon
 CR2 8LF
Proposal : Alterations, erection of first floor side extension and dormer extension on the rear roof slope

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02614/LP **Ward : Selsdon And Addington Village**
Location : 105 Selsdon Park Road Type: LDC (Proposed) Operations edged
 South Croydon
 CR2 8JJ
Proposal : Alterations, erection of a hip-to-gable roof extension and rear dormer

Date Decision: 12.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02634/HSE **Ward : Selsdon And Addington Village**
Location : 57 The Ruffetts Type: Householder Application
 South Croydon
 CR2 7LT
Proposal : Demolition of existing rear conservatory and erection of a single storey rear extension including raised patio.

Date Decision: 03.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02667/HSE **Ward : Selsdon And Addington Village**
Location : 110 Edgecoombe Type: Householder Application
 South Croydon
 CR2 8AD

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of a ground floor front, side and rear wrap-around extension and first floor side and rear extension and erection of hip-to-gable roof extension, rear dormer and front rooflights.

Date Decision: 02.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02824/HSE **Ward : Selsdon And Addington Village**

Location : 233 Addington Road **Type: Householder Application**
South Croydon
CR2 8LQ

Proposal : Alterations including proposed front porch, new front door and a new window to the front elevation.

Date Decision: 23.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02863/DISC **Ward : Selsdon And Addington Village**

Location : 107 Broadcoombe **Type: Discharge of Conditions**
South Croydon

Proposal : Discharge of Condition 4 (Cycle and Refuse Storage and boundary) pursuant to planning application: 17/03710/FUL dated 05.12.2017
Removal of two temporary portacabins and erection of single storey extension for use as a church hall.

Date Decision: 23.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03147/TRE **Ward : Selsdon And Addington Village**

Location : 12 Ruffetts Close **Type: Consent for works to protected trees**
South Croydon
CR2 7JS

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : T17: Norway maple.
One large limb has already snapped out of the tree so I am requesting the other heavily leaning limb to be removed as it is showing signs of decay and has cracks in it. Also a 2-3 metre crown reduction of the other half of tree to re balance and reduce weight.
(TPO 16, 1999)

Date Decision: 29.07.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	21/03187/HSE	Ward :	Selsdon And Addington Village
Location :	54 Crossways South Croydon CR2 8JN	Type:	Householder Application
Proposal :	Ancillary single storey outbuilding		

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/03188/GPDO	Ward :	Selsdon And Addington Village
Location :	54 Crossways South Croydon CR2 8JN	Type:	Prior Appvl - Class A Larger House Extns
Proposal :	Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres		

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	21/03211/HSE	Ward :	Selsdon And Addington Village
Location :	30 The Gallop South Croydon CR2 7LP	Type:	Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of a single storey rear and side extension and loft conversion including the erection of a rear dormer and two rooflights to the rear roofslope and three rooflights to the front roofslope.

Date Decision: 29.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03265/TRE
Location : 12 Ruffetts Close
South Croydon
CR2 7JS
Proposal : Norway maple T17
Needs urgent removal of one leaning limb and crown reduction. Appears to have fungal presence and rot in leaning limb.
(TPO 16, 1999)

Ward : **Selsdon And Addington Village**
Type: Consent for works to protected trees

Date Decision: 29.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03634/LP
Location : 7 Ingham Close
South Croydon
CR2 8LS
Proposal : Erection of a single storey rear extension.

Ward : **Selsdon And Addington Village**
Type: LDC (Proposed) Operations edged

Date Decision: 28.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03635/LP
Location : 7 Ingham Close
South Croydon
CR2 8LS
Proposal : Erection of a front porch

Ward : **Selsdon And Addington Village**
Type: LDC (Proposed) Operations edged

Date Decision: 30.07.21

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/02889/HSE **Ward : Selsdon Vale And Forestdale**
Location : 10 Martin Close **Type: Householder Application**
South Croydon
CR2 8QS
Proposal : Demolition of existing garage and erection of single storey side including changes to ground level.

Date Decision: 26.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03292/FUL **Ward : Selsdon Vale And Forestdale**
Location : Land At Junction Of Old Farleigh Road **Type: Full planning permission**
Addington Road
South Croydon

Proposal : Installation of a 20m high Hutchinson engineering monopole with 6no. antennas, 1no. GPS unit, 2no. cabinets and ancillary development.

Date Decision: 11.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/00818/FUL **Ward : Selhurst**
Location : 75A Limes Road **Type: Full planning permission**
Croydon
CR0 2HF
Proposal : Erection of single storey side/rear extension to the ground floor flat and reconstruction of existing basement to create an additional bedroom.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01401/FUL **Ward : Selhurst**
Location : 192 Whitehorse Road **Type: Full planning permission**
Croydon
CR0 2LA

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Demolition of garage and erection of a two storey dwelling accessed from Beaconsfield Road

Date Decision: 27.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01494/FUL

Ward : Selhurst

Location : The Pawsons Arms
69 Pawsons Road
Croydon
CR0 2QA

Type: Full planning permission

Proposal : Alterations, erection of a third storey to form a second floor through extension of rear roof and through extension above existing two storey rear extension, provision of rooflight windows in front roof slope.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01953/GPDO

Ward : Selhurst

Location : 14 Windmill Road
Croydon
CR0 2XN

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 4 metres

Date Decision: 23.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02894/FUL

Ward : Selhurst

Location : 3 Grenaby Avenue
Croydon
CR0 2EG

Type: Full planning permission

Proposal : Erection of a rear roof extension with front roof lights and conversion of the property from a single family home into a HMO for 6 people with associated site alterations

Date Decision: 27.07.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03015/HSE **Ward : Selhurst**
Location : 393 Sydenham Road Type: Householder Application
Croydon
CR0 2EH
Proposal : Demolition of existing single storey rear extension and erection of single storey rear infill and rear extension
Date Decision: 27.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03139/HSE **Ward : Selhurst**
Location : 26 Greenwood Road Type: Householder Application
Croydon
CR0 2PN
Proposal : Alterations, erection of single-storey rear extension.
Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03165/CONR **Ward : Selhurst**
Location : 45-49 Union Road Type: Removal of Condition
Croydon
CR0 2XU
Proposal : The proposal is for variation of Conditions no.2, 3, 4 and 5 of planning permission ref 16/03063/P granted 08.09.2016 for use as a place of worship (within Class D1). The proposal seeks to refer to the current use class order, change the opening hours of the building and increase the number of people within the building from 100 people to 150 people.
Date Decision: 10.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03278/HSE **Ward : Selhurst**
Location : 19 Gladstone Road Type: Householder Application
Croydon
CR0 2BQ
Proposal : Demolition of Existing Kitchen and Conservatory, Creation of a single storey rear extension progressing to the side of the property.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03373/GPDO

Ward : Selhurst

Location : 25 Limes Road
Croydon
CR0 2HF

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 03.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03385/GPDO

Ward : Selhurst

Location : 67 Milton Road
Croydon
CR0 2BJ

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 03.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03389/PDO

Ward : Selhurst

Location : Street Lamp O/S 80 Gloucester Road
Croydon
CR0 2DB

Type: Observations on permitted
development

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

Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 154 Wickham Road
Croydon
CR0 8BF
Type: Householder Application
Proposal : Construction of dormer to the front roof slope and rear 'L' shaped roof extension.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02064/FUL
Location : 63 Shirley Avenue
Croydon
CR0 8SP
Type: Full planning permission
Ward : **Shirley North**
Proposal : Demolition of garage used for Chiropody (Sui Generis) and erection of a single storey front, side and rear extension associated with the dwelling (C3)

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02384/FUL
Location : 187 The Glade
Croydon
CR0 7UN
Type: Full planning permission
Ward : **Shirley North**
Proposal : Demolition of the existing bungalow and erection of a 7 bedroom detached dwellinghouse with accommodation in the roofspace.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02447/HSE
Location : 111 The Glade
Croydon
CR0 7QP
Type: Householder Application
Ward : **Shirley North**
Proposal : Erection of a single storey rear extension.

Date Decision: 05.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02542/HSE
Location : 52 Mardell Road
Croydon
CR0 7TG
Ward : **Shirley North**
Type: Householder Application
Proposal : Installation of access ramp with balustrade railings to front of dwellinghouse and associated works

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02699/GPDO
Location : 128 Long Lane
Croydon
CR0 7AP
Ward : **Shirley North**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.5 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02741/HSE
Location : 35 Shirley Avenue
Croydon
CR0 8SL
Ward : **Shirley North**
Type: Householder Application
Proposal : Demolition of the existing garage and erection of two storey side, single storey front and single storey rear extensions to the house

Date Decision: 20.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02753/DISC
Location : Land Adjacent To Knole Close
Croydon
Ward : **Shirley North**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Alterations, erection of single-storey side and front porch extension and erection of outbuilding in rear garden.

Date Decision: 03.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02908/HSE
Location : 32 Verdayne Avenue
Croydon
CR0 8TS
Proposal : Erection of single storey rear extension

Ward : Shirley North
Type: Householder Application

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02931/GPDO
Location : 9 Coleridge Road
Croydon
CR0 7BS
Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

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

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03068/GPDO
Location : 40 Longhurst Road
Croydon
CR0 7AS
Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.91 metres

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

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03162/GPDO
Location : 6 Daffodil Close
Croydon
CR0 8XQ

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 3.5 metres

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03294/HSE
Location : 16 Long Lane
Croydon
CR0 7AN

Ward : Shirley North
Type: Householder Application

Proposal : Erection of a single storey side and rear extension

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02448/HSE
Location : 164 Bridle Road
Croydon
CR0 8HH

Ward : Shirley South
Type: Householder Application

Proposal : Demolition of existing detached structure at rear, alterations, erection of single storey side/rear extension

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02879/HSE
Location : 35 West Way
Croydon
CR0 8RQ

Ward : Shirley South
Type: Householder Application

Proposal : Erection of a first floor rear/side extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03008/HSE
Location : 16 Shirley Way
Croydon
CR0 8PT
Proposal : Alterations, erection of a two storey side and rear extension

Ward : Shirley South
Type: Householder Application

Date Decision: 02.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03185/GPDO
Location : 58 Broom Road
Croydon
CR0 8NF
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.8 metres

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

Date Decision: 11.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03328/TRE
Location : 8 Oak Gardens
Croydon
CR0 8ES
Proposal : T1 Magnolia Tree - 2m lateral and 1.5m vertical reduction up to a max cut size of 25mm. (TPO 13, 2004)

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

Date Decision: 12.08.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03383/GPDO
Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 7 Mead Way
Croydon
CR0 8BQ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 4 metres

Date Decision: 05.08.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03718/PDO
Location : 148-150 Gorse Road
Croydon
CR0 8LD
Ward : **Shirley South**
Type: Observations on permitted
development

Proposal : The removal and replacement of 3no. antennas onto proposed new steelwork and installation of associated ancillary equipment (ERS, remote fibre Bobs and active routers). Internal upgrading works within existing internal equipment room

Date Decision: 10.08.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 19/03416/FUL
Location : 64 Selsdon Road
South Croydon
CR2 6PE
Ward : **South Croydon**
Type: Full planning permission

Proposal : Erection of a single storey lower ground front floor extension and three storey rear/side extension, alterations to the roof form and conversion to form 4 flats including associated waste and cycle storage, as well as rear communal area, landscaping and pedestrian accesses.

Date Decision: 12.08.21

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

Level: Delegated Business Meeting

Ref. No. : 20/02523/FUL
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 171 Brighton Road
South Croydon
CR2 6EH
Type: Full planning permission

Proposal : Alterations to shop front, conversion of the first and second floors to form two flats and erection of single/ two storey rear extension and dormer extension in front and rear roof slopes

Date Decision: 27.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00009/HSE
Location : 24C Moreton Road
South Croydon
CR2 7DL
Type: Householder Application
Ward : **South Croydon**

Proposal : Retrospective planning permission for the instalation of three roof lights in the flank and rear roof slope.

Date Decision: 13.08.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01008/FUL
Location : Remy Court
17 South Park Hill Road
South Croydon
CR2 7DY
Type: Full planning permission
Ward : **South Croydon**

Proposal : Construction of a new building flat to create 5 flats to the rear of 17 South Park Hill Road including 1x3 bedroom flat, 3xStudio flats and 1x1 bedroom flat with bin store and bike store and amenity space for the existing flats.

Date Decision: 10.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01600/HSE
Location : 14 Carlton Avenue
South Croydon
CR2 0BY
Type: Householder Application
Ward : **South Croydon**

Proposal : Alterations and conversion of garage into additional habitable accommodation, incorporating new window in place of existing garage door.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02210/HSE
Location : 9 Deanfield Gardens
Hurst Road
Croydon
CR0 1JU
Proposal : Alterations, erection of a single storey rear extension
Ward : **South Croydon**
Type: Householder Application

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02251/FUL
Location : 24 Helder Street
South Croydon
CR2 6HT
Proposal : Alterations, erection of an attached single/two storey side and single/two storey rear extension with rear dormer extension to form a two bedroom dwelling (with gable end) with associated bin and cycle stores
Ward : **South Croydon**
Type: Full planning permission

Date Decision: 05.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02262/HSE
Location : 6 Manor Way
South Croydon
CR2 7BQ
Proposal : Erection of a single storey rear/side extension
Ward : **South Croydon**
Type: Householder Application

Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02267/LP
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 9 Witherby Close
Croydon
CR0 5SU
Type: LDC (Proposed) Operations
edged

Proposal : Alterations, erection of a rear dormer and installation of side rooflights and rear Velux
cabrio rooflight

Date Decision: 06.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02271/HSE
Location : 21 Kingsdown Avenue
South Croydon
CR2 6QG
Type: Householder Application
Ward : **South Croydon**

Proposal : Alterations, installation of rooflights, erection of roof extension including dormer extension
on rear roof slope and erection of single storey rear extension

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02569/HSE
Location : 21 Bankside
South Croydon
CR2 7BL
Type: Householder Application
Ward : **South Croydon**

Proposal : Demolition of ground floor garage. Erection of single/two storey side extension

Date Decision: 12.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02818/HSE
Location : 20 Castlemaine Avenue
South Croydon
CR2 7HQ
Type: Householder Application
Ward : **South Croydon**

Proposal : The proposal is for alterations and erection of a single storey extension to rear of
property, part single part double storey side extension, rebuilding of roof with dormer
extension to the rear and rooflights to the front, sides and rear, and top of roof.

Date Decision: 21.07.21

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : Sanderstead Road
South Croydon
CR2 0FF

Type: Telecommunications Code
System operator

Proposal : Proposed 5G telecoms installation: 18m high Phase 8 H3G street pole c/w wrap around cabinet and 3no. cabinets with ancillary works

Date Decision: 26.07.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03151/FUL

Location : Rear Of 18-20 Chelsham Road
South Croydon
CR2 6HY

Ward : **South Croydon**

Type: Full planning permission

Proposal : Demolition of garage and erection of a pair of two storey semi-detached houses with associated refuse and cycle storage and reinstatement of raised kerb

Date Decision: 09.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03168/TRE

Location : Greendale Court
39 Haling Park Road
South Croydon
CR2 6NJ

Ward : **South Croydon**

Type: Consent for works to protected trees

Proposal : Thuja Plicata (T1) - To lift mature Thuja Plicata located on the left hand front boundary to a height of 2.5m to allow for easy pedestrian access along the footpath. Both gardens side and road side will be lifted to the same height to give a balanced perspective.

Date Decision: 29.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03336/DISC

Location : 15A Campden Road
South Croydon
CR2 7EQ

Ward : **South Croydon**

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Discharge of Condition 10 (Piling Method Statement) attached to planning permission ref. 19/04297/FUL for erection of two/three storey building with accommodation at roof and basement level to provide five residential units with associated car parking, cycle, refuse storage and landscaping.

Date Decision: 04.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03684/LP

Ward : South Croydon

Location : 61 Melville Avenue
South Croydon
CR2 7HZ

Type: LDC (Proposed) Operations
edged

Proposal : Alterations to fenestration including the removal of a door and window to the garage and three rooflights to the existing garage/side addition.

Date Decision: 29.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04048/LP

Ward : South Croydon

Location : 42 Temple Road
Croydon
CR0 1HT

Type: LDC (Proposed) Operations
edged

Proposal : Internal reconfiguration of existing dwelling including external amendments to the original fabric including new and modified windows to the rear and side facade and new rooflights to existing roof form.

Date Decision: 06.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05984/HSE

Ward : South Norwood

Location : 37 Hambrook Road
South Norwood
London
SE25 4HL

Type: Householder Application

Proposal : Demolition and erection of a single storey rear extension

Date Decision: 21.07.21

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Date Decision: 21.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02762/FUL

Ward : South Norwood

Location : 68 High Street
South Norwood
London
SE25 6EB

Type: Full planning permission

Proposal : Erection of a second floor rear extension to an existing flat

Date Decision: 20.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02955/FUL

Ward : South Norwood

Location : 2B Oliver Grove
South Norwood
London
SE25 6EJ

Type: Full planning permission

Proposal : Change of use of first floor from offices (Use Class E) to two self-contained flats (Use Class C3) and associated external alterations

Date Decision: 29.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02973/DISC

Ward : South Norwood

Location : Development Site, Garages And Forecourt
North Of Avenue Road, South Norwood,
London, SE25 4EA

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 5 part a) (cycle storage) from planning permission 17/06360/FUL for 'Demolition of garages and erection of a three storey building to provide 12 flats together with a disabled car parking space, landscaping and other associated works.'

Date Decision: 02.08.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Ref. No. : 21/03395/PDO **Ward :** **South Norwood**
Location : Street Lamp O/S Collette Court **Type:** Observations on permitted
150 Selhurst Road development
South Norwood
London
SE25 6NE

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

Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03397/PDO **Ward :** **South Norwood**
Location : Street Lamp O/S 25 - 30 Boston Court **Type:** Observations on permitted
211 Selhurst Road development
South Norwood
London
SE25 6YA

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

Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03965/PDO **Ward :** **South Norwood**
Location : O/S 218 Selhurst Road **Type:** Observations on permitted
South Norwood development
London
SE25 6XU

Proposal : The installation of 1 no. 4G small cell antenna upon the existing Street Lamp and 1 no. meter pillar.

Date Decision: 11.08.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/00330/FUL **Ward :** **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 116 Moffat Road
Thornton Heath
CR7 8PW
Type: Full planning permission

Proposal : Conversion of the house into two flats including rear extensions and creation of a first floor terrace

Date Decision: 06.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02477/GPDO
Location : 16 Liverpool Road
Thornton Heath
CR7 8LS
Type: Prior Appvl - Class A Larger House Extns
Ward : Thornton Heath

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 4 metres

Date Decision: 19.07.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/02727/DISC
Location : 1B Hythe Road
Thornton Heath
CR7 8QP
Type: Discharge of Conditions
Ward : Thornton Heath

Proposal : Discharge of Condition 2 attached to 19/02731/GPDO for Conversion of building for use as 2 two bedroom self-contained flats, provision of associated refuse storage and cycle storage.

Date Decision: 21.07.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02757/HSE
Location : 5 Burton Close
Thornton Heath
CR7 8SU
Type: Householder Application
Ward : Thornton Heath

Proposal : Erection of single storey rear extension

Date Decision: 26.07.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/02787/FUL **Ward :** Thornton Heath
Location : First Floor Flat **Type:** Full planning permission
10 Stuart Road
Thornton Heath
CR7 8RA
Proposal : Conversion of first floor flat into separate units and the construction of hip to gable loft conversion with roof lights in the front roof slope and dormers in the rear.
Date Decision: 13.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02796/HSE **Ward :** Thornton Heath
Location : 103 Norbury Avenue **Type:** Householder Application
Thornton Heath
CR7 8AN
Proposal : Erection of a new access ramp to the front of the house
Date Decision: 21.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02822/HSE **Ward :** Thornton Heath
Location : 27 Burlington Road **Type:** Householder Application
Thornton Heath
CR7 8PG
Proposal : Alterations, erection of single-storey side/rear extension.
Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02855/FUL **Ward :** Thornton Heath
Location : 36 Brigstock Road **Type:** Full planning permission
Thornton Heath
CR7 8RX
Proposal : Change of use from retail (Class E(a)) to a take-away restaurant (Sui Generis), and alterations to the shop front, internal configuration and installation of ventilation and extraction system.
Date Decision: 05.08.21

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02936/HSE **Ward :** Thornton Heath
Location : 12 Falkland Park Avenue **Type:** Householder Application
South Norwood
London
SE25 6SH
Proposal : Proposed alteration to the front garden to reinstate tiered landscaping with associated bin storage.
Date Decision: 29.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02970/HSE **Ward :** Thornton Heath
Location : 17 The Drive **Type:** Householder Application
Thornton Heath
CR7 8LB
Proposal : Alterations, erection of single-storey side/rear extension.
Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03027/FUL **Ward :** Thornton Heath
Location : 31 Lenham Road **Type:** Full planning permission
Thornton Heath
CR7 8QT
Proposal : Alterations, including the erection of single storey rear extension and the conversion of a single dwelling into separate units with associated amenity, cycle and refuse storage
Date Decision: 09.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/06543/FUL **Ward :** Waddon
Location : Land R/o 104 South End **Type:** Full planning permission
Croydon
CR0 1DQ

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Erection of three homes over two storeys to replace the existing car park with associated amenity space, bin/cycle stores and landscape alterations

Date Decision: 30.07.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01541/HSE
Location : 73 Foss Avenue
Croydon
CR0 4EW

Ward : Waddon
Type: Householder Application

Proposal : Erection of single storey side and rear extension

Date Decision: 23.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02231/FUL
Location : Whitgift School
Nottingham Road
South Croydon
CR2 6YT

Ward : Waddon
Type: Full planning permission

Proposal : Creation of a new playground on the eastern side of the Sports Centre and western side of the Water Gardens.

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02608/HSE
Location : 82 Stafford Road
Croydon
CR0 4NE

Ward : Waddon
Type: Householder Application

Proposal : Alterations, including the erection of part single, part two storey rear extension and the provision of vehicular crossover.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02927/GPDO

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Location : 77 Stafford Road
Croydon
CR0 4NJ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.1 metres

Date Decision: 20.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03088/HSE
Location : 34 Waddon Park Avenue
Croydon
CR0 4LU
Type: **Ward : Waddon**
Householder Application
Proposal : Erection of rear dormer and front rooflights

Date Decision: 13.08.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03483/DISC
Location : Indus Court
152 Epsom Road
Croydon
CR0 4UP
Type: **Ward : Waddon**
Discharge of Conditions
Proposal : Partial discharge of condition 11 (Contaminated Land) attached to 16/03965/P for Demolition of electricity substation; erection of three storey building with accommodation in roofspace comprising 5 one bedroom flats

Date Decision: 13.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03567/LP
Location : 12 Court Drive
Croydon
CR0 4QA
Type: **Ward : Waddon**
LDC (Proposed) Operations
edged
Proposal : Ground floor rear extension

Date Decision: 19.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03574/NMA **Ward : Waddon**
Location : Makro Type: Non-material amendment
Peterwood Way
Croydon
CR0 4UQ

Proposal : Application for a non material amendment to planning permission 21/01092/FUL for 'Erection of a canopy to the west elevation of the building' to make changes to the canopy

Date Decision: 02.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00171/NMA **Ward : Woodside**
Location : 19 - 23 Clifford Road Type: Non-material amendment
South Norwood
London
SE25 5JJ

Proposal : Non-Material Amendments to Planning Permission 17/06263/FUL for Alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 21.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02076/FUL **Ward : Woodside**
Location : 37 Brooklyn Road Type: Full planning permission
South Norwood
London
SE25 4NH

Proposal : Alterations involving new rear dormer to existing house (including hip to gable extension), demolition of existing side extension and construction of a two storey 3 bedroom residential dwelling.

Date Decision: 04.08.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Date Decision: 19.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02726/HSE
Location : 93 Sandown Road
South Norwood
London
SE25 4XD

Ward : Woodside
Type: Householder Application

Proposal : Single storey rear extension to the house

Date Decision: 19.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03161/GPDO
Location : 155 Tennison Road
South Norwood
London
SE25 5NF

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 4 metres

Date Decision: 28.07.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/03262/LP
Location : 49 Ferndale Road
South Norwood
London
SE25 4QR

Ward : Woodside
Type: LDC (Proposed) Operations
edged

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

Date Decision: 06.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

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

Date Decision: 21.07.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03428/LP

Ward : Woodside

Location : 30 Carmichael Road
South Norwood
London
SE25 5LT

Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extensions in the rear roof slopes and roof lights in the front roof slopes

Date Decision: 11.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03511/LP

Ward : Woodside

Location : 42 Macclesfield Road
South Norwood
London
SE25 4RZ

Type: LDC (Proposed) Operations
edged

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

Date Decision: 12.08.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05209/NMA

Ward : West Thornton

Location : 280-288 Thornton Road
Croydon
CR0 3EU

Type: Non-material amendment

Proposal : Non-material amendments (including changes to cil heights, parapet heights, vehicle/pedestrian gates and boundary) to planning permission ref. 18/03278/FUL for Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Date Decision: 11.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00444/FUL **Ward : West Thornton**
Location : 702 Mitcham Road **Type: Full planning permission**
Croydon
CR0 3AB
Proposal : Alterations, Erection of two additional floors on top of the existing four storey building to provide 4 self contained flats with associated amenity space and cycle parking.

Date Decision: 21.07.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01432/LP **Ward : West Thornton**
Location : 12 Lancing Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 3EL
Proposal : Erection of front porch

Date Decision: 26.07.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02023/DISC **Ward : West Thornton**
Location : 791 London Road **Type: Discharge of Conditions**
Thornton Heath
CR7 6AW
Proposal : Discharge of Condition 26 - Landscaping - of 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: 28.07.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02273/FUL **Ward : West Thornton**
Location : 115 Boston Road **Type: Full planning permission**
Croydon
CR0 3EH

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Proposal : Retrospective planning application for demolition and construction of a single storey outbuilding.

Date Decision: 23.07.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02483/DISC

Ward : **West Thornton**

Location : Clermont House
280 Thornton Road
Croydon

Type: Discharge of Conditions

Proposal : Details pursuant to condition 6 (Cycle storage) for planning permission ref. 18/03278/FUL for Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping.

Date Decision: 11.08.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03001/FUL

Ward : **West Thornton**

Location : 14 Dovercourt Avenue
Thornton Heath
CR7 7LG

Type: Full planning permission

Proposal : Alterations, including the demolition and erection of two storey side extension with gable end roof and recessed terrace in the rear roof slope and roof lights in the front roof slope, hip to gable of the main roof with dormer in the rear roof slope and roof lights in the front, erection single storey rear extension and conversion of the single dwelling into separate units with associated works.

Date Decision: 09.08.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03022/LP

Ward : **West Thornton**

Location : 44 Ashley Road
Thornton Heath
CR7 6HU

Type: LDC (Proposed) Operations edged

Proposal : Erection of single-storey rear extension and detached outbuilding in rear garden.

Date Decision: 21.07.21

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th August 2021

Level: Delegated Business Meeting

Ref. No. : 21/03077/HSE
Location : 20 Malvern Road
Thornton Heath
CR7 7LH
Proposal : Erection of dormer roof extension and front roof lights
Date Decision: 21.07.21
Ward : West Thornton
Type: Householder Application

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03782/DISC
Location : 11 Peall Road
Croydon
CR0 3EX
Proposal : Discharge of Conditions 3 and 5 attached to Planning Permission 20/00557/FUL for Change of use of the existing A1 (retail) unit to a flexible use of A1, B1b and B1c (Business), B2 (General Industry) and B8 (Storage and Distribution).
Date Decision: 05.08.21
Ward : West Thornton
Type: Discharge of Conditions

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/03849/NMA
Location : Best Western Plus
2 Dunheved Road South
Thornton Heath
CR7 6AD
Proposal : Non-Material Amendment to Planning Permission Ref 18/04403/FUL for Erection of three storey rear extension and fourth floor roof extension plus internal alterations to create 10 duplex units for existing bedrooms no overall increase in bedroom numbers over previously consented
Date Decision: 11.08.21
Ward : West Thornton
Type: Non-material amendment

Approved

Level: Delegated Business Meeting

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