

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, 13 January 2022** at the rise of Planning Sub-Committee but not earlier than **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
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www.croydon.gov.uk/meetings
Wednesday, 5 January 2022

Members of the public are welcome to attend this meeting, however we recommend that you watch the meeting remotely via the following link:
<http://webcasting.croydon.gov.uk>

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 Tariq Aniemeka-Bailey on 020 8726 6000 x 64109 as detailed above.

AGENDA – PART A

1. **Apologies for absence**

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

2. **Minutes of Previous Meeting** (Pages 7 - 12)

To approve the minutes of the meeting held on Thursday 18 November 2021 as an accurate record.

3. **Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider **in advance of each meeting** whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer **in good time before the meeting**.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

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 13 - 14)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 15 - 18)

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

6.1 19/04661/FUL - 34 Brownlow Road, Croydon, CR0 5JT
(Pages 19 - 38)

Demolition of existing dwelling and the erection of a 4 storey building comprising 7 apartments with a single parking space and other external alterations.

Ward: Park Hill and Whitgift
Recommendation: Grant permission

6.2 21/04028/FUL - 25 The Grove, Coulsdon, CR5 2BH (Pages 39 - 68)

Erection of two-storey building with double-storey roof and basement level to provide eight (8) self-contained flats (following demolition of existing two-storey dwellinghouse), associated amenity, cycle storage, hard/soft landscaped, vehicle parking and waste storage spaces, and alterations.

Ward: Coulsdon Town
Recommendation: Grant permission

6.3 21/00816/FUL - 6-8 The Gallop, South Croydon, CR2 7LP
(Pages 69 - 90)

Demolition of existing pair of bungalows and replacement with 9 dwelling houses. Formation of vehicular access to the front of the site.

Ward: Selsdon and Addington Village
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 91 - 92)

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

8.1 Weekly Planning Decisions

Attached is the list of Delegated and Planning Committee/Sub Committee decisions taken between 8 November 2021 and 31 December 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

Meeting of held on Thursday, 18 November 2021 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Chris Clark (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Clive Fraser, Humayun Kabir, Gareth Streeter, Scott Roche and Ian Parker, Jade Appleton (in place of Lynne Hale) & Bernadette Khan (in place of Joy Prince)

Apologies: Councillors Joy Prince, Lynne Hale & Jamie Audsley

PART A

157/21 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 4 November 2021 be signed as a correct record.

158/21 **Disclosure of Interest**

Cllr Fraser addressed the committee to advise that he had previously worked with Martin Scholar.

159/21 **Urgent Business (if any)**

There was none.

160/21 **Development presentations**

There were none.

161/21 **21/01997/PRE Citiscape, Drummond Road and Frith Road, Croydon, CR0 1TW**

Demolition of existing buildings; redevelopment of the site to deliver approximately 130 new homes across two residential buildings, landscaping, car parking and associated works.

Ward: Fairfield

Martin Scholar, James Mac Allister, Ben Ford and Dominique Oliver from Barratt London attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

Residential redevelopment of site

Members noted the history of the site and recognise the applicant's actions, the committee also welcomed the fact that there were proposals to redevelop the site.

Height

There was a mixed response from Members on the height of the proposed development. Whilst some Members were concerned with the height of the building, other Members encouraged the applicant to build the development furthest away from the conservation area higher, this would help to increase the viability of providing a greater affordable housing offer.

The Committee expressed some concern regarding the character of the Drummond Road site as they felt as though the appearance was bland and they had a desire to make the site look more attractive. Members also suggested that more detailing would be required to enable the building to appear more interesting.

Design

The Committee suggested that the balconies should be inset rather than overhang the highways and stated that they would prefer more distance between the tower and the smaller block.

Affordable housing provision

Members felt that it was incorrect for the applicant to act as though the building should be considered as vacant rather than being unfit for purpose.

The Committee were not persuaded that the affordable housing should apply solely to the uplift. Members encouraged the applicant to provide a policy compliant with the Councils affordable housing proposal.

If there was a viability issue Members encouraged the applicant to build the development furthest away from the conservation area higher, which would increase the viability of providing a greater affordable housing offer.

Other

The committee voiced their concerns regarding the impact of the development on the heritage assets, highlighting the fact that there was a similar sized tower located close by.

Members stated that when the application came before the committee they would like to see the cumulative impact of the development on heritage assets and would like to test any potential wind tumbling effects caused by the development.

Members welcomed the introduction of a green roof as part of the application and explained that they wanted to see more effort made in regards to sourcing materials, as well as an approach to construction that would

endeavour to reduce the carbon footprint of the development as much as possible.

162/21 **Planning applications for decision**

163/21 **21/03083/FUL - 16D Highfield Hill, Upper Norwood, SE19 3PS**

Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.

Ward: Crystal Palace and Upper Norwood

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

Dr Pierre-antoine Bares spoke against the application.

Mr Andrew Ryley spoke on behalf of the applicant in support of the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Humayun Kabir. This was seconded by Councillor Clive Fraser.

The motion to grant was taken to a vote with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 16D Highfield Hill, Upper Norwood, SE19 3PS.

164/21 **21/02846/FUL - 41 Fairdene Road, Coulsdon, CR5 1RD**

Demolition of existing dwelling house and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Ward: Coulsdon Town

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

Ms Maureen Levy spoke against the application.

Mr Jan Slominski spoke on behalf of the applicant in support of the application.

Councillor Simon Brew spoke on behalf of the referring Ward Member Councillor Mario Creatura against the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was not supported.

The motion to **REFUSE** the application was proposed by Councillor Clive Fraser. This was seconded by Councillor Parker.

The motion to refuse was taken to a vote with eight Members voting in favour, no Members voting against and one Member abstained their vote.

The Committee **RESOLVED** to **REFUSE** the application for the development at 41 Fairdene Road, Coulsdon, CR5 1RD.

165/21 **21/01912/FUL - 25-27 Roke Road, Kenley, CR8 5DZ**

Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Ward: Kenley

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

Mr Derek Ritchie spoke against the application.

Mr Ian Coomber spoke on behalf of the applicant in support of the application.

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

The substantive motion to **GRANT** the application based on the officer's recommendation was proposed by Councillor Fraser. This was seconded by Councillor Kabir.

The motion to grant was taken to a vote with five Members voting in favour and four Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 25-27 Roke Road, Kenley, CR8 5DZ.

..... 166/21 **Items referred by Planning Sub-Committee**

There were none.

167/21 **Other planning matters**

There were none.

168/21 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9:28pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

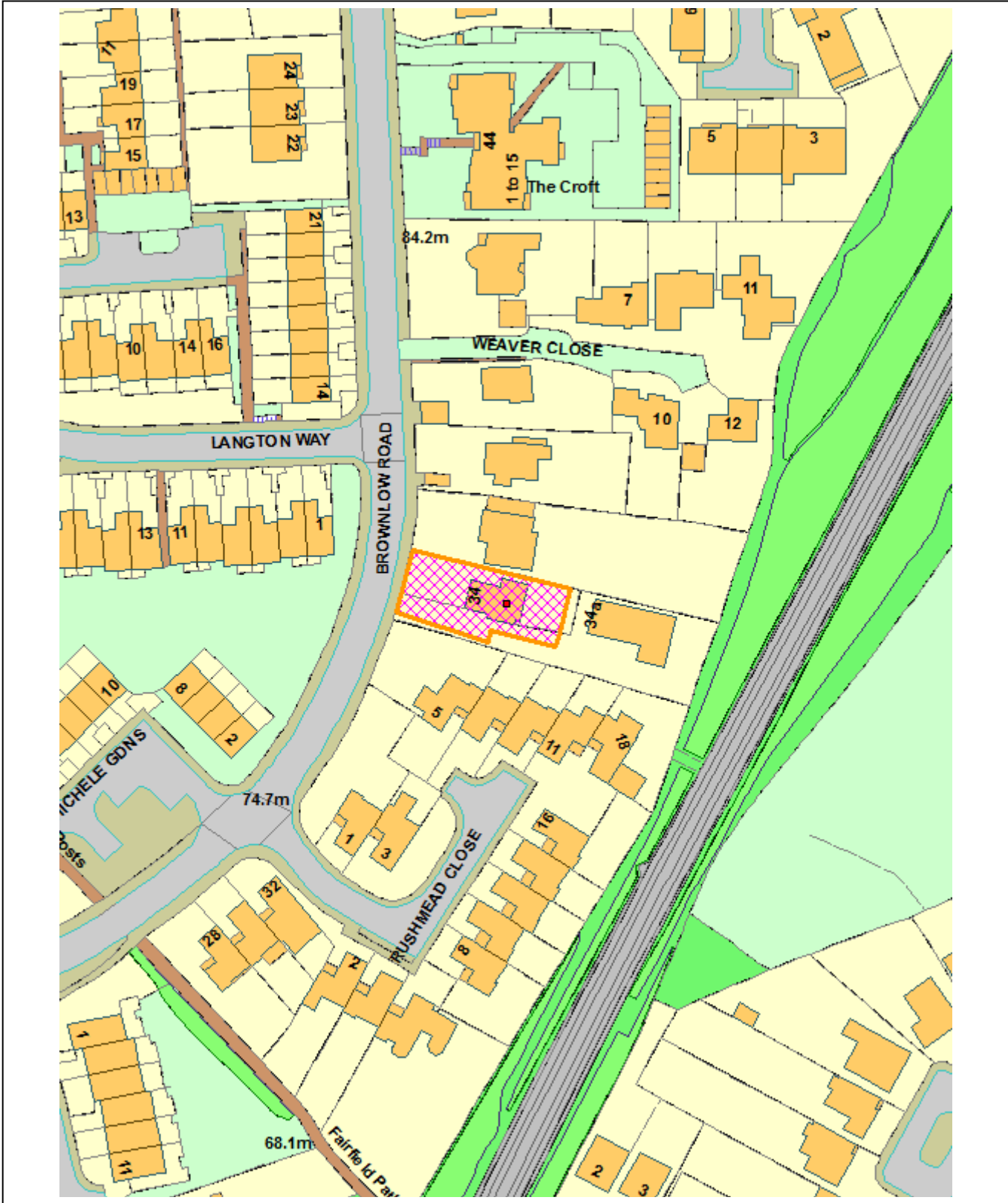
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/04661/FUL
 Location: 34 Brownlow Road, Croydon, CR0 5JT
 Ward: Park Hill and Whitgift
 Description: Demolition of existing dwelling and the erection of a 4 storey building comprising 7 apartments with a single parking space and other external alterations
 Drawing Nos: 268-D-00-REV-B, 268-D-24, 268-D-23, 268-D-21, 268-D-14-REV-B, 268-D-22, 268-D-01-REV-D, 268-D-08-REV-C, 268-D-05-REV-E, 268-D-16-REV-E, 268-D-09-REV-D, 268-D-10-REV-D, 268-D-07-REV-C, 268-D-17-REVD, 268-D-13-REV-C, 268-D-11-REVE, DN01 Fire Safety Overview, 1950-GUADR-L-20191014 P07, 268-D-06-REV-E, 268-D-03-REV-E, 268-D-04-REV-F.
 Applicant: Mr Justin Owens of SL Dev Ltd
 Case Officer: George Clarke

| | 1B 1P | 1B 2P | 2B 3P | 3B 4P+ | Total |
|--------------------|-------|-------|-------|--------|-------|
| Existing Provision | | | | 1 | 1 |
| Proposed Provision | 1 | 2 | 3 | 1 | 7 |

- 1.1 A resolution was made to grant this application at the Planning Committee meeting held on the 3rd December 2020. This was following referral by Councillor Vidhi Mohan and in view of objections having been received above the threshold in the Committee Consideration Criteria.
- 1.2 There are two key planning policy matters that have changed since 3rd December 2020 requiring a fresh resolution to be taken:
 1. The Croydon Local Plan (2018) no longer permits larger family homes to be substituted by two bedroom, four person homes; and
 2. The London Plan (2021) has been adopted.
- 1.3 There is also a correction regarding the proposed dwelling mix. The previous report made reference to 2 bedroom, 4 person homes within the development when in fact no dwellings of this type are included; the two bedroom units proposed are for three person occupancy. This report considers the scheme with the mix as identified in the table above.
- 1.4 This report considers the application in greater detail against the relevant London Plan policies that have emerged since the resolution to grant planning permission on the 3rd December 2020.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to a Section 106 Agreement to prevent occupiers from attaining parking permits and a contribution of £10,500 towards sustainable transport initiatives such as a car club and electric vehicle charging provision.
- 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. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. Time limit of 3 years

Prior to commencement

3. Construction Logistics Plan
4. Details of SUDS to be submitted
5. Land stability investigations
6. Biodiversity enhancement strategy to be submitted

Prior to above ground works

7. Material details to be submitted
8. Details of planter to top floor balcony to be submitted and retained
9. Details of refuse/cycle storage/boundary treatment
10. Details of electric vehicle charging points to be agreed and implemented
11. Hard and soft landscaping to be submitted
12. Visibility Splays to be submitted for front car parking area

Prior to occupation

13. Carbon reduction
14. Details of play space

Compliance

15. Windows serving habitable rooms on southern elevation to be obscure glazed and non-openable
16. No additional windows in the flank elevations
17. Permeable forecourt material
18. Ground floor flats to be M4(2) compliant
19. Car parking provided as specified
20. No obstruction within visibility splays
21. Water usage
22. Tree protection
23. In accordance with the submitted fire statement
24. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

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

2.4 That, if within 3 months of the issue of a draft planning permission decision notice, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

3.1 The proposal includes the following:

- Demolition of the existing detached house
- Erection of a four storey building
- Provision of 7 flats with private balconies and communal play space
- Provision of 1 off-street car parking space for disabled users
- Provision of associated bin and cycle stores

3.2 The scheme was amended during the application process and neighbours were re-consulted on amendments. The amendments to the scheme are detailed as follows:

- Increase in the separation distance between the above ground floor levels and the rear boundary
- Changes to the internal layout including a reduction in the total number of flats proposed from 8 to 7
- Introduction of louvre windows and screening on the east facing elevation
- Alterations to the design of the building including changes to the fenestration and the inclusion of a curved recess on the northern elevation
- Changes to the layout of communal areas to improve the quality as well as usability and natural surveillance
- Reduction in the on-site car parking provision

3.3 A set of amended plans were received on 21/12/2021 to pull the landscaping back from the access road. There were no other amendments, so a further round of re-consultation was not necessary.

Site and Surroundings

3.4 The site is on the eastern side of Brownlow Road and contains a four bedroom, two storey detached house with a pitched roof. The application site is on a hill with the land sloping down from north to south.

- 3.5 The surrounding area is mainly residential in character but the surrounding properties are varied in appearance and design. The site has been subdivided in the past and there is now a modern bungalow to the rear of the site (east) with a flat roof. The properties to the north are detached homes with dual pitched roofs similar to the existing house at number 34, whilst homes on Rushmead Close back onto the site from the south. On the opposite side of the road at Langton Way are a number of flat roofed three to four storey terraces.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene. A bungalow has since been constructed to the rear of the site.

Planning History

- 3.6 On 19th February 2020 a lawful development application for the conversion of a house into a 6 bedroom HMO was withdrawn by the applicant (LBC Ref 19/05434/LP).
- 3.7 On 24th November 2016 planning permission was granted for the demolition of the existing garage and erection of a 4 bedroom detached single storey dwelling at rear with associated parking (LBC Ref 16/04872/FUL). This has been constructed.
- 3.8 On 28th July 2016 planning permission was granted for the following extensions to 34 Brownlow Road: removal of existing conservatory; erection of a single storey side extension and new conservatory; enlargement of existing dormer extension in side roof slope (LBC Ref 16/02083/P)

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

its housing targets as set out in the London Plan (2021) and Croydon Local Plan (2018).

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

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by letters of notification to neighbouring properties in the vicinity of the application site. A re-consultation was also made with amended plans. The number of representations received from neighbours, MPs and local groups in response to notification and publicity of the application are as follows:

No of individual responses: 42 Objecting: 42 Supporting: 0 Comment: 0

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

| Summary of objections | Response |
|---|--|
| <i>Principle of development</i> | |
| Overdevelopment and intensification | Addressed in the report at paragraphs 8.2 – 8.6 and 8.40 |
| Poor quality development | Addressed in the report |
| Loss of a family home | Addressed in the report at paragraph 8.4 |
| <i>Design</i> | |
| Out of character | Addressed in the report at paragraphs 8.7 – 8.13 |
| Four stories is too high | Addressed in the report at paragraph 8.8 |
| Materials would not complement existing buildings | Addressed in the report at paragraph 8.9 |
| <i>Amenities</i> | |
| Loss of light from development | Addressed in the report at paragraphs 8.14 - 8.19 |

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| Overlooking and loss of privacy | Addressed in the report at paragraphs 8.14 - 8.19 |
| Disturbance from the level of occupancy | Addressed in the report at paragraph 8.20 |
| Inadequate internal and amenity space for the proposed flats | Addressed in the report at paragraphs 8.23 – 8.24 |
| Bin store inadequate | Addressed in the report at paragraph 8.34 |
| <i>Traffic & Parking</i> | |
| Not enough car parking | Addressed in the report at paragraphs 8.28 – 8.29 |
| Traffic will increase and add danger | Addressed in the report at paragraphs 8.31 – 8.32 |
| <i>Other matters</i> | |
| Harm to trees and ecology | Addressed in the report at paragraph 8.35 – 8.37 |
| No lift provision | Addressed in the report at paragraph 8.26 |
| Fire risk | Addressed in the report at paragraph 8.27 |
| Developer has not been considerate to neighbours and inconstancy with previous planning permissions at site | The current Local Plan was adopted in 2018 and consent for 34A Brownlow Road was granted under a previous policy framework |
| Land ownership dispute/notice from developer not served on time | This is a civil matter |
| Land stability concerns | Addressed in the report at paragraph 8.21 |

6.3 Councillor Vidhi Mohan referred the application to planning committee and objected on the following grounds:

- Overlooking at close range
- Loss of sunlight and daylight for adjoining occupiers in conflict with Local Plan policy DM10.6
- Scale, height massing and density is out of character with the area in conflict with Local Plan policy DM10.1
- Design and materials are not high quality and would not complement existing buildings in conflict with Local Plan policy DM10.4

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations. Such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan (March 2021), the Croydon Local Plan (February 2018), and the South London Waste Plan 2012.

- 7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The latest version of the NPPF has an increased focus on good design.
- 7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Croydon Local Plan (adopted February 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
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development

London Plan (adopted March 2021)

- 7.4 The London Plan sets a new housing target of 20,790 homes over the period of 2019-2029 for the borough, with “small sites” required to provide a minimum of 6,470 of these homes. The minimum small site housing target for Croydon of 641 homes a year is not dissimilar to but slightly larger than the adopted 2018 Croydon Local Plan target of 592 each year.
- 7.5 The overall housing target in the London Plan is 2,079 new homes per annum (2019 – 2029) compared with 1,645 in the Croydon Local Plan 2018. Therefore Croydon is required to deliver more new homes than our current Croydon Local Plan 2018 and previous London Plan (incorporating alterations 2016) targets.
- 7.6 The policies of most relevance to this application are as follows:
- GG2 Making the best use of land
 - GG4 Delivering the homes Londoners need
 - 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
- D11 Safety, security and resistance to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S1 Developing London's social infrastructure
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI4 Managing heat risk
- SI5 Water infrastructure
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood risk management
- SI13 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the plan and planning obligations

7.7 There is relevant Supplementary Planning Guidance as follows:

- Croydon Suburban Design Guide Supplementary Planning Document (2019)
- Croydon SPG 12: Landscape Design
- GLA Housing SPG (2015)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development

2. Townscape and visual impact
3. Residential amenity for neighbours
4. Housing quality for future occupiers
5. Traffic, highway and servicing implications
6. Trees, landscaping and biodiversity
7. Sustainability and environment
8. Other matters

The principle of the development

- 8.2 This proposed development needs to be assessed against a backdrop of significant housing need, not only across Croydon but across London and the south-east. All London Boroughs are required by the London Plan to deliver a number of residential units within a specified plan period. In the case of the LB Croydon, there is a requirement to deliver a minimum of 20,790 new homes over the period of 2019-2029.
- 8.3 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. Policies H1 and H2 of the London Plan seek to increase housing supply and utilise small 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. The London Plan (2021) also states that London Boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through planning decisions in order to significantly increase the contribution of small sites to both meeting London's housing needs and diversify the sources, locations, type and mix of housing supply (Policy H2). Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.
- 8.4 Croydon Local Plan Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130m². The existing building is a 4 bed house and is has an internal floor area of 145m². A 3 bedroom flat would be provided in the development and as such there would be no loss of family sized dwellings.
- 8.5 CLP Policy SP2.7 seeks to ensure that a choice of homes is available to address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 requires a minimum provision of homes designed with 3 or more bedrooms on sites of 10 or more dwellings. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3 bedroom homes is normally applied on smaller scale suburban intensification schemes. It is acknowledged that only one of the flats would have three bedrooms, which is just over 14% of the total. However, a reasonable mix of different sized homes are provided and given that this is not a major application,

it is accepted that it is not always possible to meet the 30% requirement. On balance, this is considered acceptable.

- 8.6 The site is located within an existing residential area and for the reasons outlined above, providing that the proposal accords with all other relevant material planning considerations, the principle of development can be supported.

Townscape and visual impact

- 8.7 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition.
- 8.8 London Plan (2021) policy D3 requires development to follow a design-led approach that optimises the capacity of sites to ensure that development is of the most appropriate form and land use for the development site, as well as responds to development sites' context and capacity for growth. The proposed replacement with a four storey building to contain seven flats is considered to optimise the capacity of the site to provide new dwellings in a residential area which has a mixed typology of buildings.
- 8.9 The Croydon Local Plan seeks new development to achieve a minimum height of three storeys. The Suburban Design Guide states that where surrounding buildings are predominantly detached homes of two or more storeys, new development may be three storeys with an additional floor contained within the roofspace. The proposal is four storey with the top floor set back from the edges of the building. The immediate area has a varied residential character consisting of detached two storey dwellings with chalet style pitched roofs and three storey terraces in a block form opposite the site on Langton Way. The proposal has been designed to appear in keeping with the existing typology across the road with a recessed fourth storey, which is considered appropriate for the setting.



Fig 2: Photograph of 1-5 Langton Way which is opposite the site

8.10 The design of the building would incorporate large areas of glazing and projecting balconies to the frontage with a darker brick at ground floor, white brick at first and second floors and white timber cladding for the recessed third floor level. These features and the variance in materials would provide a visual interest and it is considered that the light palette would minimise the apparent bulk of the building. The materials are also reflective of those used in the nearby area. It is recommended that these details are secured by condition so to ensure they are of a suitable quality.



Fig 3: CGI showing the front of the proposed development

8.11 The entrance to the flats would be positioned on the southern elevation and identified with two curved walls which run up to third floor level. This would give legibility to the building and break up the façade. Bin storage would be to the front of the site near the collection point and surrounded by natural screening.

8.12 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening. Given the overall scale of the development it is considered that the proposed extent of hardstanding would not be excessive. A single immature tree toward the front of the site would be felled to make way for the new parking area and although any loss of trees is regrettable this specimen is of little merit or significance within the street scene. A dwarf front boundary wall is shown on the plans with hedging behind and this would provide appropriate new planting and screening for the bin and parking area which would maintain the appearance of the street scene.

8.13 The layout of the development would respect the pattern and rhythm of neighbouring area, taking design cues from the blocks directly opposite. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. Having considered all of the above, against

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

Residential amenity for neighbours

- 8.14 London Plan Policy D6 requires the design of development to provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context. Local Plan Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties, or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure.
- 8.15 The nearest neighbours are the bungalow at 34A Brownlow Road to the east, 36 Brownlow Road to the north and numbers 5-7 Rushmead Close which are to the south of the site.
- 8.16 The scheme was amended to increase the separation distance to 34A Brownlow Road. Whilst it would not meet the recommended 18m separation distance as contained within the Suburban Design Guide, windows facing toward this neighbour on the first and second floors would serve bedrooms rather than living room areas and would be louvered so to minimise overlooking. The rear facing flat on the top floor would feature a permanent planter to the rear balcony which would suitably limit views down toward 34A for residents when they are inside the flat. Exact details of the planter can be required by condition.
- 8.17 The development would be 5m taller than the existing house to be demolished. The upper floors would be staggered to have a greater level of separation per level, with the closest proximity at ground floor of 10m increasing to a maximum of 15.74m at fourth storey from the west facing windows of 34A Brownlow Road. It is considered that this neighbour would not be unduly enclosed or experience harmful loss of light to rooms or the garden area. This is supported by a Daylight and Sunlight Study which demonstrates that BRE standards would be met and the development would not harm living conditions at 34A. Hedge planting would provide low level screening and a natural buffer from the communal space for the flats and this neighbour.

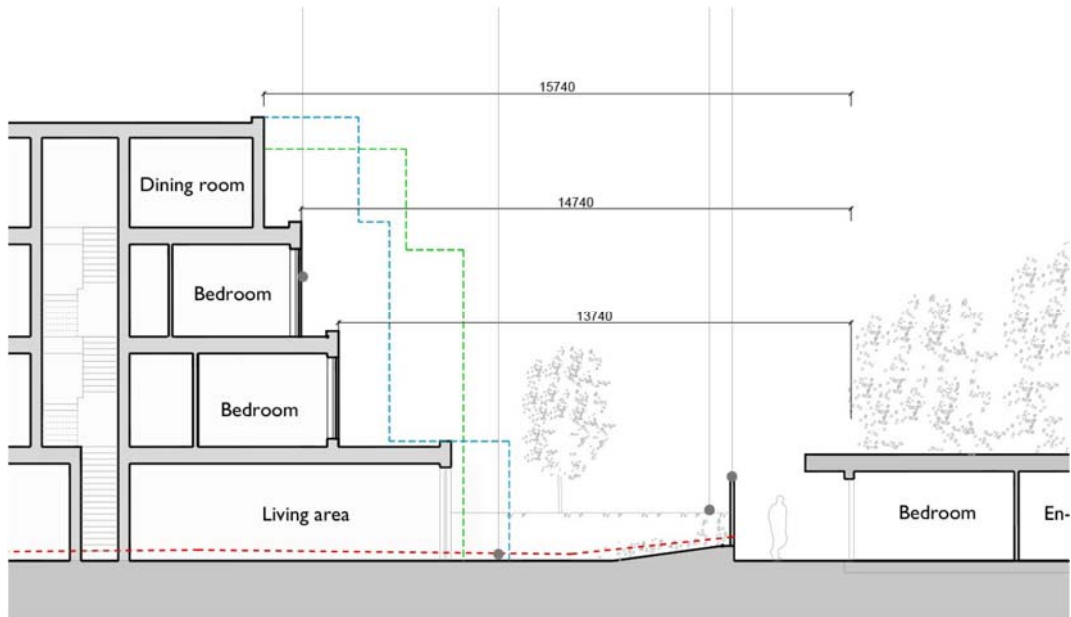


Fig 4: Section showing the massing and separation with the rear bungalow (34A). The green line shows the position of the building as presented at pre application stage whilst the blue line shows the outline of the proposed building as originally as submitted in this application

- 8.18 36 Brownlow Road is the neighbour adjacent to the north of the site and has a higher ground level. The applicant has provided horizontal 45 degree lines from the centre of the nearest habitable room windows for both the front and rear building lines which demonstrates that there would be no harmful enclosure or unacceptable loss of light. The Daylight and Sunlight study supports this and that the position of the building would also not result in harmful overshadowing to the garden. Windows on the north elevation of the block would be obscure glazed and so the privacy of occupiers at 36 Brownlow Road would be protected. It is therefore considered that the development would cause no significant harm to living conditions at 36 Brownlow Road.
- 8.19 Numbers 5 and 7 Rushmead Close are part of a terrace to the south of the site and have a lower ground level. These neighbours are orientated at an angle toward the east so that they would not directly face the side wall of the development. The rear wall of 5 Rushmead Close would be 13m from the proposed building at the closet point (14m to Number 7) and the fourth storey would have a set back so to provide greater separation at the higher level. Given the position of these neighbours directly to the south, they would continue to receive good levels of sunlight. There are existing trees in the gardens which would provide some natural screening and the 4m gap from the development to the shared boundary would mitigate any overbearing effect or loss of daylight. Windows at first floor and above serving habitable rooms on the southern elevation would be obscure glazed and unopenable so to prevent loss of privacy. This is acceptable.
- 8.20 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and is not considered harmful.

8.21 Objections have been received which refer to land stability and in particular the potential effect of the development on a retaining wall to Rushmead Close. A condition is recommended (proposed condition 5) for pre-commencement site investigations to ascertain the capability of the boundary retaining structures and for the developer to undertake any remedial works as required.

Housing quality for future occupiers

8.22 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.

8.23 All of the proposed dwellings would meet the minimum required internal space standards as specified in Table 3.1, London Plan Policy D6. Each of the flats would have windows on three sides. Whilst the windows on the side elevations would be obscure glazed, in the interest of protecting neighbour privacy, these windows provide good levels of light to the homes. Whilst the east facing windows to three of the flats would have louvres to protect neighbour privacy, these are each duplex dwellings with Units 2 and 3 having good outlook from the ground floor level and Unit 6 having outlook from windows looking out over the balcony.

8.24 Each of the seven flats would have access to private courtyard or balcony areas offering useable outdoor amenity space. Each of these areas would meet the minimum space requirements of Local Plan Policy DM10.4 and London Plan Policy D6. The local plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. A communal area is proposed to the rear of the site with 9.1m² of play space, which accords with the requirements of Table 6.2 from the Local Plan.

8.25 Table 3.2 of London Plan Policy D6 details qualitative design aspects to be addressed in housing developments. This table states that communal outdoor amenity spaces should amongst other things, be located to be appreciated from the inside and to be positioned to allow overlooking. The communal amenity space for the development would be positioned behind the building toward the eastern end of the site. It must be acknowledged that the design incorporates screening methods from the east facing windows and balcony at the upper levels in the interest of protecting neighbouring living conditions and that this would restrict overlooking of the communal space. It is considered however that the proposed location of the communal garden would be appropriate for residents and a degree of overlooking and surveillance would be achieved from the ground floor of Units 2 and 3, which would have their main entrances to the rear, as well as patio doors opening towards this area and private garden areas bordering the communal space.

- 8.26 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities, with 10% meeting M4(3). The three flats accessed on the ground floor would be M4(2) accessible and this would be secured by condition. No lift would be provided and as such the four flats above would not meet the M4(2) standard. Policy D7 does allow flexibility in exceptional circumstances in blocks of four storeys or less, as is the case here. Policy H2 states in the reasoned justification that *'homes located on the ground floor on minor developments should meet the requirements of Policy D7 Accessible housing. Homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible'*. Officers consider that given that this is a relatively small scale development, with only four flats above ground floor, the provision of a lift would be unfeasible to serve such a limited number of flats. Therefore exceptional circumstances exist.
- 8.27 A Fire Safety Strategy has been submitted which sets out how the proposal can meet the requirements of policy D12 (A) in the London Plan. Sprinkler protection is proposed throughout each apartment in order to negate the need for the fire service vehicle to enter the site and prevent a blockage of the access road which also serves 34A Brownlow Road. The details are considered acceptable and will be secured by condition.

Traffic, highway and servicing implications

- 8.28 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The site is however approximately one mile from Croydon District Centre and less than a ten minute walk from Lloyd Park tram stop. The street is within a Controlled Parking Zone (CPZ). The London Plan and Policy DM30 of the Croydon Local Plan 2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels. Table 10.3 of the London Plan gives a maximum of 1.5 car parking spaces to be provided per dwelling in outer London areas with a PTAL of 0-1. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.29 This scheme proposes a single on-site parking bay. Given this level of provision it would be required that a Section 106 Agreement is secured which prevents occupiers from attaining parking permits. A contribution of £1,500 per dwelling from the developer to go toward sustainable transport initiatives such as car clubs and cycle lanes would also be secured. In consideration of the above and the close proximity of the site to Croydon District Centre and a tram stop, the proposed car parking is acceptable.
- 8.30 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highways safety, the scheme provides one off-street parking space and this will need to adhere to the

parking visibility splays and parking standards to ensure that safety requirements are adhered to. In compliance with the London Plan an electric vehicle charging point should be installed in the parking area and this can be secured by way of a condition.

- 8.31 There is space available on site to allow vehicles to turn and exit in forward gear and this has been demonstrated through tracking drawings provided by the applicant. A condition is recommended to require the proposed visibility splays to be implemented and officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered the network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety.
- 8.32 The access to the side of the property would be of sufficient width to allow a fire vehicle to access and fire safety to 34A Brownlow Road would not be compromised.
- 8.33 Cycle storage facilities would comply with the London Plan (which would require 12 spaces) and would be secure and undercover. Full details of the cycle store can be required by condition.
- 8.34 The refuse arrangements would be contained within a brick enclosure toward the front of the site and contain 1 x 1100ltr landfill receptacle; 1 x 1100ltr for dry recycling and 1 x 140ltr food recycling. This store is in an accessible location and is of a sufficient size.

Trees, landscaping and biodiversity

- 8.35 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.
- 8.36 There are no large mature trees or specimens of quality within the site with much of the area is already hard landscaped. The proposal would involve the installation of hedges and planting beds primarily around the borders and it is considered that this could provide a suitable environment for wildlife. A condition can be applied to ensure that enhancement measures for wildlife such as bat bricks, hedgehog domes, bee bricks and bird boxes are incorporated within the site, so as to seek to achieve a biodiversity net gain.
- 8.37 There are several large trees outside the site including two within the site boundary of 36 Brownlow Road which are covered by a Tree Preservation Order. A Tree Protection Plan has been provided for the TPO Pine within the front garden area of 36 Brownlow Road which is considered acceptable to protect it during construction. This can be secured by condition.

Sustainability and environment

8.38 Croydon Local Plan Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that planning conditions be imposed to ensure that the development achieves both requirements

Other matters

8.39 The site is located in an area with an identified low risk of surface water flooding. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The hardstanding areas have been reduced from as originally submitted and would incorporate permeable paving with soft planting to the edges which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

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

Conclusions

8.41 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport, sustainability and ecological matters. Whilst the mix of the scheme does not meet the strategic policy, given the other benefits of the scheme, in main the delivery of homes, this is suitably outweighed in the planning balance.

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

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1.0 APPLICATION DETAILS

Ref: 21/04028/FUL
Location: 25 The Grove | Coulsdon | CR5 2BH
Ward: Coulsdon Town
Description: Erection of two-storey building with double-storey roof and basement level to provide eight (8) self-contained flats (following demolition of existing two-storey dwellinghouse), Associated amenity, cycle storage, hard/soft landscaped, vehicle parking and waste storage spaces, and Alterations.
Drawings: 021 Rev. C; 022 Rev. C; 2010/62/AIA; 2010/62/TCP; 2020/5510/001 Rev. P9; 2020/5510/005 Rev. P1; D012.PL.001; D012.PL.002 Rev. C; D012.PL.003; D012.PL.004 Rev. D; D012.PL.005 Rev. C; D012.PL.006 Rev. C; D012.PL.007 Rev. C; D012.PL.008 Rev. C; D012.PL.009 Rev. C; D012.PL.010 Rev. C; D012.PL.011 Rev. C; D012.PL.012 Rev. B; D012.PL.013 Rev. B; D012.PL.014 Rev. C; D012.PL.015 Rev. C; D012.PL.016 Rev. C; D012.PL.017; D012.PL.018 Rev. B; D012.PL.019 Rev. C; and D012.PL.020.
Statements: Design & Access Statement Rev. C -- Prepared by NewPlace; Energy Statement (ref. 8649) -- Prepared by Base Energy Services Ltd. (09.07.2021); External Daylight Study -- Prepared by Base Energy Services Ltd. (09.07.2021); Flood Risk and Surface Water Assessment (Rev.2) -- Prepared by Base Energy Services Ltd. (16.05.2021); Planning Statement (ref. NPA-TGC-25-HTA-P-Planning Statement) -- Prepared by HTA Design LLP (July 2021); and Revision B of Transport Statement (ref. 5510/TS03) -- Prepared by GRP Consulting Engineers Ltd.
Agent: Arjun Singh
Applicant: New Place Associates
Case Officer: Demetri Prevatt

| | Type of Dwelling Units | | | | | Totals |
|----------|------------------------|-------------|---------------|--------------|-----------------------|--------|
| | One Bedroom | Two Bedroom | Three Bedroom | Four Bedroom | Five or More Bedrooms | |
| Existing | 0 | 0 | 0 | 0 | 1 | 1 |
| Proposed | 2 | 4 | 2 | 0 | 0 | 8 |

| Number of Vehicle Parking Spaces | Number of Cycle Parking Spaces |
|----------------------------------|--------------------------------|
| Six (6) | Seventeen (17) |

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 £12,000 for sustainable transport improvements and enhancements;
 - Prevention of future occupants of the approved dwellings from obtaining parking permits within future Controlled Parking Zones in the vicinity of the application site
- 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

Standard

1. Three-year time limit for commencement.
2. Requirement for development to be carried out in accordance with the approved drawings and reports.

Pre-Commencement of Development Conditions

3. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
4. Submission and approval of a Construction Environmental Management Plan for Biodiversity.
5. Submission and approval of details of a Tree Method Statement and Tree Protection Plan.

Pre-Commencement of Above Ground Work Conditions

6. Submission and approval of details of a Sustainable Urban Drainage System.
7. Submission of detailed drawings of the retaining walls.

Pre-Commencement of Visible Superstructure Conditions

8. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
9. Submission and approval of details of Enhanced Sound Insulation.
10. Submission and approval of details of the rooftop photovoltaic panel installation.

Pre-Occupation Conditions

11. Submission and approval of details of on Electric Vehicle Charging Points.
12. Submission and approval of details of a Waste Management Plan.
13. Submission and approval of further details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design (incl. visibility splays); arrangement

- of communal amenity space; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
14. Submission and approval of details on lighting.

Compliance Conditions

15. Use restriction to dwellinghouses (Use Class C3).
16. Implementation of cycle storage as shown on plans prior to occupation.
17. Provision and maintenance of off-street vehicle parking spaces.
18. Provision of accessible and adaptable dwellings.
19. Compliance with dwelling emissions rate and water efficiency standard.
20. Installation and maintenance of anti-vibration measures.
21. Provision and maintenance of obscured-glazed and partially non-opening windows in the side elevations.
22. Provision of ultra-low NOx boilers.
23. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Community Infrastructure Levy
2. Code of practice for Construction Sites
3. Highways informative in relation to s278 and s38 works required
4. Compliance with Building/Fire Regulations
5. Construction Logistics Informative
6. Refuse and cycle storage Informative
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS



Proposal

3.1 The application seeks Planning Permission for the redevelopment of the site involving the:

- Demolition of the existing two-storey detached dwellinghouse (Use Class C3);
- Erection of a two-storey detached building with a non-habitable basement level and bi-level habitable loft to form eight (8) self-contained dwelling units (Use Class C3);
- Provision of 6 car parking spaces in the basement;
- Provision of associated amenity, cycle storage, hard/soft landscaped, vehicle parking, and waste storage spaces; and
- Various supporting alterations.

3.2 According to the proposed plans listed above, the building proposed would rise above its 246.0sqm ground level floor plate to eaves located 7.2m above ground level and a 12.5m high main ridgeline. It would have a design inspired by the traditional architecture of neighbouring buildings and be finished in either red or white brickwork in both horizontally and vertically stacked patterns. The roof tiles would be red and the door/window openings a mixture of timber composite and metal framing. In addition to varied brickwork patterns, rafter tails on the front elevation would contribute to visual relief.

3.3 The proposed building would have provide a single one-bedroom, two-person flat and two (2) two-bedroom, three-person flats on both the ground floor and first floor levels. A three-bedroom, five-person unit would be located on the lower loft level while a larger three-bedroom, six-person bi-level unit would be split across the lower and upper loft levels. The gross internal area (GIA) of each flat is detailed in Table 3.0.

| Dwelling | Floorspace Provided | Floorspace Required | Number of Bedrooms | Type of Bedrooms | Occupancy |
|----------|---------------------|---------------------|--------------------|----------------------|-----------|
| Flat G1 | 61.8sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat G2 | 54.0sqm | 50.0sqm | 1 | 1 Double | 2 |
| Flat G3 | 61.1sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat F4 | 61.9sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat F5 | 50.4sqm | 50.0sqm | 1 | 1 Double | 2 |
| Flat F6 | 60.7sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat S7 | 87.5sqm | 86.0sqm | 3 | 2 Doubles & 1 Single | 5 |
| Flat S8 | 116.0sqm | 102.0sqm | 3 | 3 Doubles | 6 |

Table 3.0: Details of dwellings to be provided.

3.4 Entry to the building would be provided via an above ground front entrance located at the ground floor level close to as set of steps up from street level, as well as, a lift in the basement level accessible via a pedestrian ramp from street level. Both the pedestrian ramp and adjoining vehicle ramp would provide access

to a communal bin store room, seventeen (17) space secured cycle storage room, and six (6) off-street vehicle parking spaces located within the basement.

- 3.5 The private amenity space provided by the balcony or patio from which every unit would benefit would be supplemented by 226.8sqm of amenity space to be provided in the re-landscaped rear garden. 21.9sqm of this space would be designed to function as children's play space.
- 3.6 According to the Arboricultural Impact Assessment Plan (dwg. 2010/62/AIA) and Proposed Landscaping Plan (dwg. D012.PL.020), the proposal would involve the felling of a single tree (T8) in the front garden of the host property, as well as, a single group of trees (G2) and three individual (3) trees (T3, T4 and T5) in the rear garden. This loss of a single group of trees and four (4) individual trees would be off-set by the planting of six (6) feature trees in the front garden and twenty-one (21) trees in the rear garden.
- 3.7 The proposed alterations would also involve a reconfiguration of the existing vehicle crossover to the front of the property including restoration of part of the existing footpath.

Site and Surroundings



- 3.8 The application site is a rectangular 924.6sqm residential property located in Coulsdon on the northwest side of The Grove. It contains a two-storey detached dwellinghouse with accommodation in the roofspace. It has reddish/brown roof tiles and a white render finish that is reflective of the residential character and traditional design of the various types of detached houses that line the side street. Nevertheless, the existing dwellinghouse is at the upper end of the spectrum in terms of the scale of the local housing stock.
- 3.9 As with the neighbouring houses on the northern side of the public highway, the existing building is at a higher elevation than street level but benefits from a detached garage built into the slope of the otherwise vegetated and sloping front garden. It benefits from a one-storey side extension to its original southwest-facing flank wall that forms a shed, as well as, a one and a half-storey side extension along its original northeast-facing flank wall that provides habitable space. Habitable roofspace has been created in the dual-pitched main roof with side gables through the erection of a dormer window on the rear roofslope and installation of a window into each side gable.
- 3.10 The land levels of the host property continue the slope upward beyond the paved patio to the rear of the existing dwellinghouse. Immediately beyond the patio is a sloping section of the rear garden that is heavily landscaped with steps passing through shrubs and small trees. The aforementioned paths lead to a grassy section beyond that slopes gently up toward the rear boundary of the site.
- 3.11 Although the application site is within walking distance of Coulsdon Town national rail station, it has a 'poor' PTAL Rating of 2 according to the Transport for London's (TfL) online planning tool. However, a manual PTAL assessment completed by the Applicant's Transport consultant and detailed in the submitted Transport Statement concludes that the application site has a 'moderate PTAL Rating of 3. Vehicular access is relatively convenient due to the aforementioned detached front garage and lack of local parking restrictions, such as a Controlled Parking Zone, along the immediate stretch of The Grove.
- 3.12 In regard to other relevant planning constraints, the local area is deemed to be in a Critical Drainage Area and suffers from a Local Park Deficiency. However, the host property is neither located within a Conservation Area, subject to a relevant Article 4 Direction, nor the site of a Listed Building.

Planning History

- 3.13 98/02173/P -- Erection of single storey side extension with accommodation in roof space. -- Conditionally Granted on 05.11.1998.
- 3.14 97/01980/P -- Erection of single storey side extension. -- Conditionally Granted on 16.10.1997.
- 3.15 83/02636/P -- Erection of double garage in front garden. -- Conditionally Granted on 20.12.1983.

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 and provides a good quality of accommodation and amenity space for residents.
- The design and appearance of the development is of a high quality and is sympathetic to the character of the surrounding area.
- The proposed landscaping scheme and planting of additional trees would result in an enhancement to the streetscene.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The level of parking and the impact on highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

Highways Services

- 5.1 No objection in regards to Drainage, Highways Boundary, Highways Works and On-Street Parking. Various conditions suggested, relating to these matters to ensure the impacts of the proposed development are properly and sufficiently mitigated.

Thames Water

- 5.2 No objection to the proposal in regards to both foul water, surface water and waste water management. Informatives have been suggested.

6.0 LOCAL REPRESENTATION

- 6.1 Ten (10) neighbouring properties were notified of the application and invited to comment. Seventy-three (73) individuals/parties including MP Chris Philp submitted seventy-four (74) representations that were all in objection to the proposal. The concerns raised in these objections are summarised in Table 6.0, which also contains the Case Officer's response to the objections.

| Objection | Officer's Response |
|---|---|
| Principle of Development | |
| The local area is saturated with flats. Furthermore, the London Plan (2021) reduced its housing target prior to its adoption. | Acknowledged and addressed in paragraphs 8.2 and 8.3. Furthermore, a reduction in housing targets does not constitute their elimination and the housing targets in the London Plan are higher than those set out in the Croydon Local Plan 2018 |
| The local area is not designated an area of focused intensification. | It is acknowledged that the application site does not fall within an area of focused intensification. However, the |

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| | proposed development is not seeking to benefit from the provisions of the Croydon Local Plan's focused intensification policy (DM10.11). |
| Density | |
| The increase in the number of dwellings constitutes an overdevelopment that would strain soft and hard infrastructure. | Acknowledged and addressed in paragraphs 8.7 through 8.9. |
| The cumulative impacts of allowing intensification proposals on the application and nearby properties would be excessive and unsustainable. | The carrying capacity of the application site and surrounding area is acknowledged and addressed in paragraphs 8.7 through 8.9. Similar assessments for intensification proposals on neighbouring sites would be completed prior to Planning Permission being granted. As such, cumulative impacts within the entire area would be taken into consideration. |
| Impact on Character & Appearance | |
| As there are currently no blocks of flats on The Grove, the proposal's introduction of flats would be out of keeping with the character of the single-family area. | Acknowledged and addressed in paragraphs 8.14 and 8.15. |
| The appearance of the development (e.g. contemporary-style, materials, height and openings) would be incongruous with the appearances of neighbouring buildings that define the character of the street scene. | Acknowledged and addressed in paragraphs 8.14 through 8.18. |
| The excessive bulk, footprint, height, massing and size of the proposed building would be out of keeping with the quiet, leafy street and semi-rural street/area. | Acknowledged and addressed in paragraphs 8.19 through 8.23. |
| Balconies and roof terraces are out of keeping with the character of the rear garden setting. | Acknowledged and addressed in paragraph 8.18. |
| Impact on Local Amenity | |
| The increase in the number of units and inhabitants would result in an increase in activity and noise that would constitute an undue nuisance. | Acknowledged and addressed in paragraph 8.30. |
| The design and scale of the proposed building would appear overbearing and result in undue losses of light, outlook, and privacy. | Acknowledged and addressed in paragraphs 8.26 through 8.29. |

| | |
|---|---|
| The construction of the proposed development would generate dust, noise and pollution. | The ability to construct permitted development is granted by right through planning legislation. However, building works to complete such development must take place in accordance with the Council's requirements for construction that have been designed to fairly manage noise and disturbance during building works. In addition, a condition has been proposed requiring a Construction Management Plan and Construction Logistics Plan to manage these impacts. |
| Quality of Accommodation | |
| The quality of and outlook would be substandard in one (1) or more of the proposed flats. | Acknowledged and addressed in paragraph 8.32. |
| The level of daylight and sunlight would be substandard in one (1) or more of the proposed flats. | Acknowledged and addressed in paragraph 8.32. |
| Living in flats can be detrimental to the mental health of occupants. | Acknowledged and addressed in paragraphs 8.31 through 8.33. |
| One (1) or more of the private amenity space would be undersized. | Acknowledged and addressed in paragraph 8.35. |
| The development may not be accessible. | Acknowledged and addressed in paragraph 8.33. |
| Impact on Local Transport | |
| The increase in the number of units and inhabitants would result in an unmanageable and unsustainable increase in traffic and on-street parking strain. Additionally, it would be detrimental to pedestrian/highway safety. | Acknowledged and addressed in paragraphs 8.42 through 8.51. |
| Impact on Natural Environment | |
| The loss of natural habitats, permeable surface area, trees and vegetation would be detrimental to nature. | Acknowledged and addressed in paragraphs 8.38 and 8.39. |
| Waste Management Provisions | |
| Inadequate and poorly designed. | Acknowledged and addressed in paragraph 8.55. |
| Public Consultation | |
| Notices of the development were not posted in lampposts. | Notification of the application was given in accordance with the adopted procedures of the Council. In this regard, the posting of Site Notices was not |

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| | necessary or completed as all adjoining occupiers were notified by letter. |
| There was a lack of direct notification of neighbouring properties. | Notification of the application was given in accordance with the adopted procedures of the Council and in accordance with national procedures. The Council has fulfilled its statutory duty in this regard |

Table 6.0: Issues material to the determination of the application raised in public objections.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 This recommendation to grant planning permission has been taken having regard to the policies and proposals in the London Plan (2021) and Croydon Local Plan (2018), as well as, to all relevant material considerations:

Town and Country Planning Act 1990 (As Amended)

National Planning Policy Framework (2021)

| | |
|------------|--|
| Section 4 | Decision Making |
| Section 5 | Delivering a Sufficient Supply of Homes |
| Section 8 | Promoting Healthy and Safe Communities |
| Section 9 | Promoting Sustainable Transport |
| Section 11 | Making Effective Use of Land |
| Section 12 | Achieving Well-Designed Places |
| Section 14 | Meeting the Challenge of Climate Change, Flooding and Coastal Change |
| Section 15 | Conserving and Enhancing the Natural Environment |

London Plan (2021)

| | |
|------------|--|
| Policy GG2 | Making the Best Use of Land |
| Policy GG4 | Delivering the Homes Londoners Need |
| Policy D1 | London's Form, Character and Capacity for Growth |
| Policy D2 | Infrastructure Requirements for Sustainable Densities |
| Policy D3 | Optimising Site Capacity through the Design-Led Approach |
| Policy D4 | Delivering Good Design |
| Policy D5 | Inclusive Design |
| Policy D6 | Housing Quality and Standards |
| Policy D8 | Public Realm |
| Policy D11 | Safety, Security and Resilience to Emergency |
| Policy D12 | Fire Safety |
| Policy D14 | Noise |
| Policy H1 | Increasing Housing Supply |
| Policy H2 | Small Sites |
| Policy G4 | Open Space |
| Policy G5 | Urban Greening |
| Policy G6 | Biodiversity and Access to Nature |
| Policy G7 | Trees and Woodlands |
| Policy SI1 | Improving Air Quality |

| | |
|-------------|--|
| Policy SI2 | Minimising Greenhouse Gas Emissions |
| Policy SI4 | Managing Heat Risk |
| Policy SI7 | Reducing Waste and Supporting the Circular Economy |
| Policy SI12 | Flood Risk Management |
| Policy SI14 | Sustainable Drainage |
| Policy T1 | Strategic Approach to Transport |
| Policy T2 | Healthy Streets |
| Policy T3 | Transport Capacity, Connectivity and Safeguarding |
| Policy T4 | Assessing and Mitigating Transport Impacts |
| Policy T5 | Cycling |
| Policy T6 | Car Parking |
| Policy T7 | Deliveries, Servicing and Construction |
| Policy DF1 | Delivery of the Plan and Planning Obligations |

Croydon Local Plan (2018)

| | |
|-------------|--|
| Policy DM1 | Housing Choice for Sustainable Communities |
| Policy DM10 | Design and Character |
| Policy DM13 | Refuse and Recycling |
| Policy DM16 | Promoting Healthy Communities |
| Policy DM18 | Heritage Assets and Conservation |
| 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 DM37 | Coulsdon |
| Policy SP2 | Homes |
| Policy SP4 | Urban Design and Local Character |
| Policy SP6 | Environment and Climate Change |
| Policy SP7 | Green Grid |
| Policy SP8 | Transport and Communication |

Other Relevant Policies & Guidance

Borough Character Appraisal (LBC - 2015)
Housing SPG (GLA - 2015)
Suburban Design Guide SPD (LBC - 2019)
Technical Housing Standards - Nationally Described Space Standard (2015)
Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development;
- Density;
- Architectural and Environmental Design;
- Local Amenity;
- Quality of Accommodation;
- Amenity Space;
- Urban Greening
- Local Transport;
- Environmental Sustainability;
- Waste Management; and
- Fire Safety.

Principle of Development

8.2 In order to create a housing market that works better for all Londoners, the London Plan (2021) states that the planning and development system must ensure that more homes are delivered (Policy GG4). The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. The London Plan (2021) also states that London Boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through planning decisions in order to significantly increase the contribution of small sites to both meeting London's housing needs and diversify the sources, locations, type and mix of housing supply (Policy H2). Given the above, the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable.

8.3 In regard to "well-designed new homes", the London Plan (2021) and Croydon Local Plan (2018) note that development seeking to optimise local housing output is expected to have a high-quality design that addresses and respects the character of the local area; local need for family-sized housing; capacity of the local transport network; and the level of density the surrounding area is considered capable of supporting (London Plan - Policies D1, D2, D3 and GG2; Croydon Local Plan - Policy DM1, DM10, SP2 and SP4). The proposed development would be a relatively low-impact addition to and diversification of an existing development leading to the provision of additional homes in a part of the Borough that is conveniently located close to an existing and well-served rail

station. It is a good example of a sympathetically designed development that would increase the housing stock and options available to Londoners in an area where it is appropriate and could be handled.

- 8.4 According to the Croydon Local Plan (2018), there is an identified need for larger homes in the borough requiring the retention of existing three-bedroom dwelling units and the development of more (Paragraphs 4.20 and 4.21). Therefore, the Council will only permit the redevelopment of residential units where it does not result in the net loss of three-bedroom homes (as originally built) or the loss of homes smaller than 130.0sqm.
- 8.5 It is acknowledged that the proposed development would result in the loss of a family-sized home (i.e. three (3) or more bedrooms). However, the existing dwellinghouse is larger than 130.0sqm and the proposal would result in the net gain of a family-sized home. Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms in order to meet the borough’s need for family sized units and ensure that a choice of homes is available in the borough. In order to meet this strategic target, requirements for proportions of family sized accommodation based on PTAL are applied to major applications, and the general 30% target for 3-beds is normally applied on smaller scale suburban intensification schemes. In this case, the proposal includes 2 x 3 bed units, so the proportion of 3 bed units (25%) does not meet the strategic target. However, a good mix of different sized homes are provided and given that this is not a major application, it is accepted that it is not always possible to meet the 30% requirement. In addition, the proposal would result in an uplift of 3 bed units in comparison to the current 1 x family size unit on site. Therefore, it is considered that it would be unreasonable to warrant a refusal on this basis.
- 8.6 Subject to compliance with the relevant policies and objectives of the National Planning Policy Framework (2021), London Plan (2021), Croydon Local Plan (2018), Croydon’s Suburban Design Guide SPD (2019) (herein referred to as ‘SDG’) and all other relevant Supplementary Planning Guidance/ Documents, the proposal is considered to be in line with local and regional strategic objectives that seek to make the best use of land and optimise local housing potential.

| Type of Unit | | Quantum |
|------------------------------|----------------------------|---------|
| One Bedroom | One-Bedroom, Two-Person | 2 |
| Two Bedroom | Two-Bedroom, Three-Person | 4 |
| Three-Bedroom (Family-Sized) | Three-Bedroom, Five-Person | 1 |
| | Three-Bedroom, Six-Person | 1 |

Table 8.0: Breakdown of the proposed dwellings by unit type.

Density

- 8.7 The London Plan (2021) requires development to follow a design-led approach that optimises the capacity of sites to ensure that development is of the most appropriate form and land use for the development site, as well as, responds to

development sites' context and capacity for growth (Policy D3). In regard to the latter, the plan notes that the density of a development proposal should be linked to the provision of future planned levels of infrastructure rather than existing levels and be proportionate to the site's connectivity and accessibility by walking, cycling, and public transport to jobs and services (London Plan - Policy D2).

- 8.8 The proposed development would utilise five (5) levels to increase the density of the site but still present itself as a two-storey building from all elevations. Furthermore, it would increase the footprint of the property's main building without: adopting a shape that would be contrived or incongruous with the local built environment, or relying on excessive projections beyond the established building lines. Therefore, the proposal is considered to have adopted a considerate design-led approach that increases the density of the existing residential use on a spacious property through an acceptable built form.
- 8.9 In regard to general soft and hard infrastructure in the local area, it is noted that the proposed development would provide less than ten (10) new dwellings and is, therefore, considered to be a minor development. As such, the proposal does not meet the various thresholds of the London Plan (2021) that would require the scheme to provide pre-calculated physical or financial contributions to mitigate any significant impacts on soft and hard infrastructure in the local community. However, it would be subject to a charge under the Community Infrastructure Levy for local infrastructure. In contrast, the conveniently accessible location of the development site would lead to the provision of much needed additional housing in a part of the borough that is a practical location for any increases in soft and hard infrastructure that the Council will provide to meet its obligation to provide more housing.

Architectural and Environmental Design

- 8.10 According to the National Planning Policy Framework (NPPF) (2021), the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Paragraph 126). Therefore, the NPPF (2021) requires planning policies and decisions to ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping yet are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (e.g. increased densities) (Paragraph 130).
- 8.11 In accordance with NPPF (2021) policy on 'achieving well-designed places', Croydon's Local Plan (2018) requires development proposals to be of high quality and respect: the development pattern, layout and siting; scale, height, massing, and density; and appearance, existing materials and built/natural features of the surrounding area and Place of Croydon in which it is located (Policy DM10).
- 8.12 With regard to the local character of the application site and its surroundings, both Croydon's Borough Character Appraisal (2015) and Local Plan (2018) identify Coulsdon as a small suburban settlement surrounded by green areas of Green Belt (Character Appraisal - Page 26; Local Plan - Paragraph 11.70).

Furthermore, the Borough Character Appraisal (2015) notes that Coulsdon is relatively verdant in character with tree lined streets and its detached houses are mainly found on larger hillside properties with landscaped front and rear gardens (Pages 30 & 31).



Image 8.1: Existing (Left) and Proposed Block Plans.

Typology and Siting

8.13 It is noted that although the proposed building would provide residential accommodation and supporting amenities (e.g. cycle and waste storage spaces) across five (5) internal levels, the building would present itself externally as a two-storey dwellinghouse with a sunken garage. Additionally, it would be built on the same site as the existing dwellinghouse. As a result, the property would continue to reflect the form and siting that is characteristic of detached dwellinghouse properties in the local area.

Character and Materials

8.14 The SDG (2019) explicitly states that the built character of an area is not defined by the people who live there, but rather the physical characteristics of which it is composed (Paragraph 2.7.1). As such, character can change over time and it is possible for well-designed proposals to be integrated into an existing community and have a positive effect on that area (SDG - Paragraph 2.7.1).

8.15 In light of the SDG's (2019) identification of what does not define character, the fact that the proposed development would result in a single-family building being with a multi-family building is not negative mark against the proposal. Furthermore, it is noted that family neighbourhoods are not limited to areas comprised of only single-family houses as families can live within multi-dwelling

buildings. In this regard, the proposed development would provide two (2) family-sized dwellings that would help bring larger families to the local area.

- 8.16 In attempting to provide a well-designed proposal, the SDG (2019) advises that development does not need to replicate existing qualities and can evolve the character of an area by referencing and reinforcing existing architectural styles or introduces new well-designed architectural styles that add interest to the area including increased building sizes (Paragraph 2.7.2).
- 8.17 The design of the proposed two-storey building adopts the architectural-styling of a detached dwellinghouse original to the local area (e.g. dual pitched, double-fronted, brick buildings). However, it also adds a few subtle contemporary elements such as vertical brickwork, white bricks, and a mix of metal and timber composite framings. As such, it adopts a blend of two approaches to responding to character described in the SDG (2019); Contemporary Reinterpretation, and Sympathetic & Faithful. The result is a building that has a strong relationship with neighbouring buildings but makes a small contribution to the evolution of the character and appearance of the street scene through adding contemporary accents that complement the traditional appearance of the existing buildings. Nevertheless, this recommendation includes a condition requiring the submission and approval of further details on the facing materials to be used in the development of the proposed building.
- 8.18 The SDG (2019) states that balcony design is an integral part of a proposal and must be part of the initial design phase (Paragraph 2.26.1) rather than an amenity to be rejected outright. In this regard, the roof terraces proposed in the development would be a new feature in the immediate area but they have been carefully designed as part of the overall scheme to ensure their appearance and supporting screening is integrated into the design and appearance of the proposed two-storey building.

Height and Scale

- 8.19 According to Croydon's Local Plan (2018), development proposals should seek to achieve a height of three-storeys while respecting the height of existing buildings (Policy DM10.1). In this regard, the proposed development would provide residential accommodation and supporting amenities across five internal levels within a two-storey building. It is acknowledged that in order to accommodate four of its five levels above ground, the proposed building would rise 1.7m higher than the existing dwellinghouse. However, the proposed building benefits from a design that spreads the extra height across the ground floor, first floor and roof levels to ensure the building is only relatively larger than neighbouring two-storeys buildings rather than excessively so. Furthermore, the additional height allows the proposal to meet the Croydon Local Plan's intent of seeking three-storey buildings (i.e. sensitive intensification) without adding the 3.0m of height that would likely be needed to accommodate a third-storey.



Image 8.2: Existing (top) and Proposed (bottom) Street Scene.

Form and Massing

8.20 When a development would result in a building projecting beyond a rear building line, the SDG (2019) states it should follow a 45-degree rule (See: Image 8.3) to avoid any detrimental impacts on adjoining amenity (Paragraph 2.11.1). However, the SDG also advises caution when dealing with the ‘stepping’ that could result from adhering the 45-degree rule and states that no stepping should be introduced where the stepping would overly complicate the development’s form (Paragraph 2.11.3).

8.21 As illustrated on the Proposed Ground Floor Plan (dwg. D012.PL.007 Rev. C) listed in the Approved Plans, the areas of the proposed building that would project beyond the rear building lines of the original dwellinghouse and existing neighbouring buildings would pass the 45-degree rule test. While the form of the building would not adopt a rigid ‘T’-shape, it would appear neither contrived nor illogical. It allows the development to blend into its surrounding and provide a logical evolution to the pattern of development of the local rear garden setting.

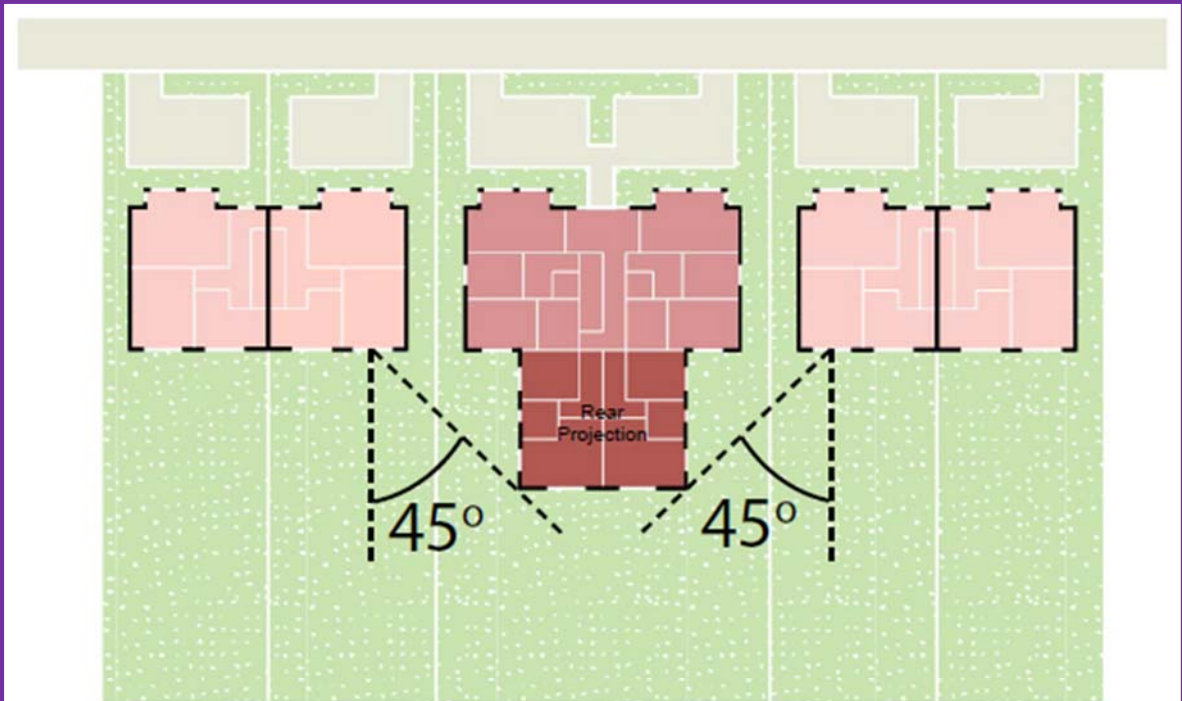


Figure 2.11b: Depth of projection no greater than 45 degrees as measured from the middle of the window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both sides.

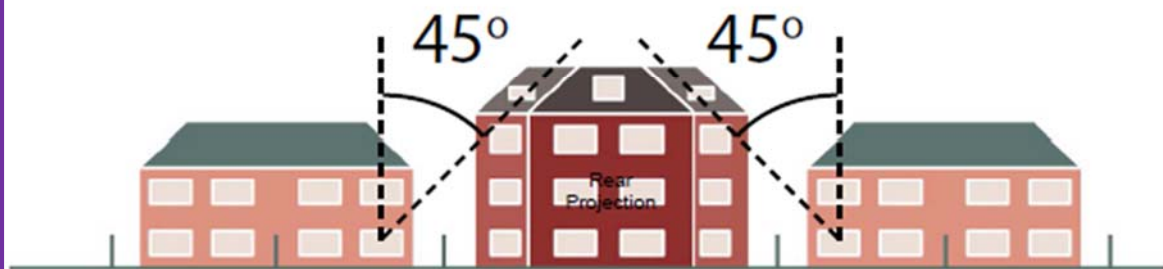


Figure 2.11c: Height of projection beyond the rear of neighbouring properties is no greater than 45 degrees as measured from the middle of the window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both sides.

Image 8.3: 45-Degree Test Rule.



Image 8.4: 45-Degree Test on plan.

8.22 In regard to the width of redevelopment proposals such as the subject application, the SDG (2019) states that the width of a proposal should be determined by the appearance within the streetscene and proposed proportions and fenestration of the front elevation (Paragraph 2.17.2). Additionally, developments that seek to build closer to the boundary with neighbouring plots must demonstrate consideration to the impact on neighbouring amenity as well as the rhythm of development along the street (SDG - Paragraph 2.16.2).

8.23 It is noted that the proposed two-storey building would project beyond the side building lines of the original dwellinghouse and encroach upon the property's side boundaries. However, a notable buffer would remain between the flank walls of the proposed building and side boundaries ensuring through views and preventing an out of keeping 'terrace-effect'. Additionally, the balanced fenestration and use of a projecting gable-end on the front elevation of the proposed building would soften the impact of the building's larger massing. Lastly, the fact that the existing dwellinghouse has a massing that is relatively large means the proposed increase in width is neither drastic nor excessive.

Landscaping

8.24 According the Croydon Local Plan (2018), development should seek to retain existing landscape features that contribute to the setting and local character of an area (Policy DM10). As noted above, tree-lined streets and front gardens are characteristic of the leafy suburban area that is Coulsdon. In this regard, it is noted that proposed development would not only retain the level of landscaping with the front garden of the property but add an additional area to the side of the existing sunken garage, as well as, feature trees.

8.25 Although the extensive urban greenery currently found in the rear garden of the existing property does not contribute to the street scene along The Grove, it is

characteristic of a verdant and leafy suburban area. While it is acknowledged that the proposed development would result in the felling of numerous trees and removal of large amount of shrubs and plants, it is also noted that the proposed landscaping plan would result in a net gain of trees and provision of a similar amount of soft landscaping with a larger portion that could be used by future occupants. Full details of landscaping can be controlled by the imposition of a planning condition.

Local Amenity

- 8.26 The Croydon Local Plan (2018) states the Council will support development proposals that ensure they protect the amenity of the occupiers of adjoining buildings and do not result in: direct overlooking at close range or habitable rooms in main rear / private elevations; significant loss of existing sunlight/daylight levels of adjoining occupiers; and direct overlooking of private outdoor space (with the exception of communal open space) within 10.0m perpendicular to the rear elevation of a dwelling (Policy DM10).

Enclosure & Impact on Light

- 8.27 It is noted that the proposed two-storey building would be set away from the side boundaries with the adjoining properties of nos. 23 and 25A The Grove by 1.7m to 4.8m. While the proposed building would be taller than the existing dwelling house by 1.7m, the buffers between the building and adjoining properties would be sufficient to avoid any undue enclosure of the adjoining properties. The adequacy of the separation distances to be provided are evident in the findings of the External Daylight Study prepared by Base Energy Services Ltd. that concluded while a couple of windows of a neighbouring house (W5 and W9) would suffer significant losses of daylight and possibly sunlight, the habitable rooms of these neighbouring houses would not.

Impact on Outlook

- 8.28 As noted previously in this report (Images 8.4 and 8.5), the proposed building's projection beyond the rear building lines of the buildings at the adjoining properties to the side would not encroach beyond the 45-degree rule test described and illustrated in the SDG (2019). Therefore, it is noted that the proposed development would not give rise to any undue enclosure or losses of outlook from the neighbouring properties.

Impact on Overlooking

- 8.29 It is noted that the door and window openings proposed for the front and rear elevations of the proposed two-storey building would have no more of an impact on privacy at neighbouring properties than existing openings located on the same elevations of the existing dwellinghouse. While the balconies and side-facing window openings proposed to serve the flats to be provided at the first floor and lower loft levels could introduce new opportunities for overlooking, the use of obscure-glazing and louvered screening would ensure the privacy of neighbouring properties is maintained. Additionally, this recommendation

includes conditions that would ensure the subject windows would be obscure-glazed and partially non-opening and that the balconies would have screening.

Noise & Activity

8.30 Although the proposed development would increase the intensity of the residential use of the site, the density of development would be in keeping with carrying capacity and scale of the large suburban property. Therefore, the level of activity, disturbance and noise generated by the redevelopment would be in keeping with the levels expected in an area that can accommodate moderate intensification. However, the recommendation includes numerous noise-related conditions that would ensure noise emissions from mechanical equipment associated with the development are acceptable.

Quality of Accommodation

8.31 According to the Technical Housing Standards – Nationally Described Space Standard (2015), every dwelling unit proposed aside from Flat F6 would provide a sufficient amount of Gross Internal Area (GIA) (See: Table 3.0). However, the shortfall in the undersized unit would be marginal (just 0.3 sqm), and it benefits from a considerate design that makes good use of the internal living space to avoid creating cramped living conditions. Therefore, all dwelling units proposed are deemed capable of providing acceptable amounts of living space to future occupants due to the practicality, efficiency and effectiveness of their internal layouts.

| Dwelling | Floorspace Provided | Floorspace Required | Number of Bedrooms | Type of Bedrooms | Occupancy |
|----------|---------------------|---------------------|--------------------|----------------------|-----------|
| Flat G1 | 61.8sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat G2 | 54.0sqm | 50.0sqm | 1 | 1 Double | 2 |
| Flat G3 | 61.1sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat F4 | 61.9sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat F5 | 50.4sqm | 50.0sqm | 1 | 1 Double | 2 |
| Flat F6 | 60.7sqm | 61.0sqm | 2 | 1 Double & 1 Single | 3 |
| Flat S7 | 87.5sqm | 86.0sqm | 3 | 2 Doubles & 1 Single | 5 |
| Flat S8 | 116.0sqm | 102.0sqm | 3 | 4 Doubles | 6 |

Table 3.0: Details of dwellings to be provided.

8.32 In addition to having practical and comfortable layouts, the proposed dwellings would be located far enough away from neighbouring buildings to benefit from pleasant outlooks and good levels of natural light. While some of the windows serving habitable rooms would have limited outlooks due to the use of obscured-glazing, all but one of these rooms would be served by other primary windows providing outlook and natural light. It is acknowledged that Bedroom 3 in Flat S8 would not benefit from a window opening providing an appreciable outlook. However, it is also noted that Flat S8 provides a substantial amount of living space that could be utilised by the future occupant(s) of Bedroom 3 to offset the bedroom's artificially constrained outlook.

8.33 In order to provide suitable housing and genuine choice for London’s diverse population (incl. disabled people, older people and families with young children), residential development must ensure that at least ten percent (10%) of dwellings are compliant with Building Regulation M4(3) and all remaining dwellings are compliant with Building Regulation M4(2) (London Plan - Policy D7). As the proposed development would provide one (1) dwelling (Flat G1) as a M4(3) compliant unit and the remaining as M4(2) compliant units, the proposal would be sufficiently accessible. Consequently, the proposal adheres to local and regional policies requiring the internal areas of housing developments to be of the highest quality.

Amenity Space

8.34 According to local and regional policy, housing is expected to be of the highest quality both internally and externally (London Plan - Policy D6; Croydon Local Plan - Policy DM10). In regard to the latter, the noted policies require 5.0sqm of private outdoor space to be provide for one to two-person units with an extra 1.0sqm per every extra occupant thereafter. Furthermore, the London Plan (2021) expects these spaces to be practical in terms of their shape and utility so as to ensure the space offers good amenity (Policy D6).

8.35 As noted above, every dwelling unit would be provided with private amenity space in the form of a patio for ground floor units and a balcony for upper floor dwellings. In regard to quality, each of these amenity spaces would be considered genuine and fit-for-purpose. In contrast, three (3) of the proposed amenity spaces would not provide the amount of space required by local and regional policy. However, the short-falls are not considered to be significant and it is acknowledged that these minor short falls would be off-set by the expansive communal amenity space to be provided in the rear garden of the property. This 226.8sqm communal amenity space would provide 28.4sqm of high-quality open space per unit.

| Dwelling | Area of Balcony/Patio | Area Required | Compliant |
|----------|-----------------------|---------------|-----------|
| Flat G1 | 21.8sqm | 6.0sqm | Yes |
| Flat G2 | 21.6sqm | 6.0sqm | Yes |
| Flat G3 | 16.1sqm | 6.0sqm | Yes |
| Flat F4 | 5.5sqm | 6.0sqm | No |
| Flat F5 | 14.5sqm | 5.0sqm | Yes |
| Flat F6 | 5.5sqm | 6.0sqm | No |
| Flat S7 | 8.0sqm | 8.0sqm | Yes |
| Flat S8 | 8.0sqm | 9.0sqm | No |

Table 8.1: Details of dwellings to be provided.

8.36 In addition to providing general outdoor amenity space, the Croydon Local Plan (2018) requires flatted development to provide a minimum of 10.0sqm per child of new play space (Policy DM 10.4). As such, the proposed development would need to provide at least 15.0sqm of play space. By proposing 21.9sqm of play space in the communal rear garden, the proposal exceeds the minimum requirement. In order to ensure the quality and suitability of the proposed play space, this recommendation includes a condition requiring the submission and approval of further details on the play space including the type of play equipment to be installed.

Urban Greening

- 8.37 According to local and regional policy, the inclusions of urban greening measures (e.g. high-quality landscaping, green roofs and green walls) must be provided to increase the green cover in London (London Plan - Policy G5; Croydon Local Plan - SP7). Additionally, the Council seeks to protect and enhance the borough's woodlands, trees and hedgerows by requiring all development proposals to comply with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and resists development that would result in the avoidable loss or the excessive pruning of preserved trees or retained trees (Croydon Local Plan -- Policy DM28).

Landscaping & Biodiversity

- 8.38 As the inclusion of urban greening measures in new development will result in an increase in green cover, the London Plan (2021) states that such measures should be integral to planning the layout and design of new buildings and developments (Policy G5). Additionally, the both local and regional require development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain, (London Plan - Policy G6; Croydon Local Plan - Policies DM27 and SP7).
- 8.39 It is acknowledged that the existing front and rear gardens provide a dense coverage of plants, shrub and trees. Therefore, its loss as part of the proposed development proposal would be notable but not identified as resulting in the loss of any protected habitat or species. However, it is also acknowledged that the landscaping plan included in the proposal would take advantage of the challenging change in levels across the application property to provide a coherent, navigable and softly landscaped environment that would enhance biodiversity and provide direct access to nature for multiple households. In particular, it is noted that the palette of shrubs to be planted would be diverse (i.e. sixteen types of plantings), feature trees would be planted to add to both diversity and visual amenity, and 50.0sqm of hard-standing would be converted to landscaped areas. As a result of the reduction in hard-standing, the breakdown of the approximately 900.0sqm site would be: 150.0sqm of hard-standing, 250.0sqm of roof area, and 500.0sqm of gardens and landscaped areas.

Trees

- 8.40 In order to protect and enhance the borough's woodlands, trees and hedgerows, the Council requires all development proposals to comply with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and resists development that would result in the avoidable loss or the excessive pruning of preserved trees or retained trees (Croydon Local Plan -- Policy DM28).
- 8.41 While the proposal would involve the loss of multiple mature trees, it is noted that the trees to be felled were no higher than Category C. Additionally, the loss of a single group of trees and four (4) individual trees would be off-set by the planting of six (6) feature trees in the front garden and twenty-one (21) trees in the rear

garden. In regard to the trees to be planted, Council's Tree Officers noted that the type proposed would be acceptable in terms of canopy, height and species. To ensure that the final details of the proposed tree planting programme is acceptable and the plan is implemented in full, this recommendation includes a Landscaping Management plan condition designed to secure the submission and approval of the aforementioned details and programme prior to the first occupation of the development.

Local Transport

- 8.42 Development within the borough and Greater London is expected to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. (London Plan - Policy T2; Croydon Local Plan - Policies DM16, DM29 and SP8). Therefore, the cumulative impacts of development on public transport and the road network capacity (incl. walking and cycling), as well as associated effects on public health must be considered and mitigated (London Plan - Policy T4). Additionally, development proposals must also avoid increasing highway danger (London Plan - Policy T4).
- 8.43 The application site has a moderate access to public transport (PTAL Rating of 3) and vehicle access is not constrained by any bus routes or parking restrictions along The Grove. Therefore, future occupants of the proposed development would be able to select from a variety of modes of transport including: walking, cycling, using public transport and driving a private vehicle.

Access Arrangements

- 8.44 Pedestrians would be able to access the main building from street level via steps leading to a front entrance and footpath through to an entrance in the basement level. As such, future occupants would be provide with a traditional 'front door' and accessible step-free route. The latter would also provide access for cyclists. An adjoining driveway would provide vehicular access to the property. It would require a re-design of the existing vehicle crossover resulting in the formation of a suitably 3.9m wide dropped kerb. This redevelopment would have no impact on existing street trees and the proposed visibility splays would be acceptable. Nevertheless, this recommendation includes a landscaping condition that would ensure the boundary treatments and steps in close proximity to the vehicle access would not be a detriment to pedestrian, cyclist and vehicle safety. Additionally, conditions regarding a Construction Logistics Plan, highways conditions survey, threshold levels, and a Section 278 Legal Agreement are also included.

Car Parking

- 8.45 According to the London Plan (2021), a development providing two (2) one-bedroom units, two (2) three-bedroom units and four (4) two-bedroom units in an area with a PTAL Rating of 2-3 should provide no more than six and a half (6.5) vehicle parking space (Table 10.3). As the proposal includes six (6) off-street parking spaces, it is in line with the requirements of the London Plan (2021) and its strategic objectives to discourage unsustainable travel patterns, which can mean not providing the maximum number of spaces allowed.

- 8.46 On suburban sites such as the host property, the Council would normally expect a residential development to generate a demand of one (1) vehicle parking spaces per dwelling unit. As such, the proposal would be expected to generate a demand for eight (8) vehicle parking space resulting in an overspill from the development site onto local streets of two (2) vehicles. A Parking Survey of local streets within 200m of the application site submitted by the Applicant concluded that the proposed development, as well as, other consented developments within 250.0m of the application site would not unduly increase local on-street parking stress since these streets displayed sufficient capacity both during the day and overnight.
- 8.47 Considering how close future occupants would be local bus stops, shops and Coulsdon Town rail station and the fact that they would be provided with amenities to accommodate cycling, it is noted that sustainable modes of transport would make car-free lifestyles viable. Furthermore, the development would be required to contribute to improving sustainable transport in the area and future occupants would be prohibited from obtaining parking permits in the area if on-street parking stress were to become unsustainable and require the implementation of a local CPZ.
- 8.48 Swept paths for the parking spaces are provided (using a 4.8m car as required), demonstrating that the spaces are accessible for ingress and egress in forward gear. As two of the six vehicle parking spaces (i.e. 33%) would be provided with active electric vehicle charging points (EVCPs) and the remaining with a passive provision, the proposal would exceed the relevant requirements of Policy T6.1 the London Plan (2021). One disabled car parking space is provided with extra width to enable manoeuvring. It is noted that disabled parking bays are normally required to have transfer spaces on both sides of the parking bay. In this case, there is a transfer space on one side only. With the space available in the lower ground floor parking area, to achieve a transfer space on both sides would result in the loss of one of the other car parking spaces. This has been assessed and in this case, on balance, it is considered that it is preferable not to lose one of the other car parking spaces. In this case, it is accepted that the disabled parking bay will only have a transfer space on one side. It is considered that there is adequate manoeuvring space within the parking area to allow a driver wanting to access the disabled parking space to be able to manoeuvre to park in this space with the driver's door adjacent to the transfer space.
- 8.49 A contribution of £12,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area including on street car clubs with electric vehicle charging points (EVCPs) within the South Croydon / Purley Oaks area as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders at around £2500, signing, lining of car club bay, EVCP provision including electrics and set up costs for the car club. Additionally, the S106 agreement would also prohibit occupants of the development from obtaining parking permits in any future local CPZ. Every residential unit is to be provided with a minimum 3-year membership to a local car club scheme upon 1st occupation of the unit. Funding will also be used for extension and improvements

to walking and cycling routes in the area and improvements to local bus stops to support and encourage sustainable methods of transport.

- 8.50 Conditions will be attached to require a condition survey of the surrounding footways, carriageway and street furniture prior to the 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 (this would be secured as part of the CLP condition). Given the site's location a Construction Logistics Plan (CLP) is required and will be secured by condition.

Cycle Parking

- 8.51 In order to encourage the use of cycling as a primary mode of transport, the redevelopment would be required to provide two (2) short-stay cycle parking spaces and fifteen (15) covered and secured long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021). According to the Proposed Plans, a suitably design cycle storeroom within the basement level would be able to provide all of the requisite spaces and in acceptably accessible manner. Therefore, this recommendation includes a cycle storage condition that would secure the required provision.

Environmental Sustainability

Air Quality & Water Use

- 8.52 In order to reduce greenhouse gas emissions and deliver development that is adaptable in a changing climate, the Council requires minor new-build residential developments to achieve the national technical standard for energy efficiency in new homes (2015) and all new-build residential development to meet a minimum water efficiency standard of 110.0l per person per day (Local Plan - Policy SP6). In this regard, Energy Statement (ref. 8649) prepared by Base Energy Services Ltd. notes that the proposal would achieve both targets. Therefore, this recommendation includes an Emission Rate & Water Use condition designed to ensure future compliance.

Flood Risk Management

- 8.53 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Croydon Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.
- 8.54 As the application site is located within a Critical Drainage Area, the applicant submitted a requisite Flood Risk Assessment (FRA). According to the submitted FRA, the proposed development would help manage flood risk through the installation of a Sustainable Urban Drainage System (SUDs) that would incorporate the utilisation of rainwater recycling (i.e. water butts), provision of additional and appropriately-designed green infrastructure (incl. 50.0sqm reduction in hard-standing) to allow for rain water attenuation, and formation of

soakaways to gradually disperse surface water. Considering the scale of the proposed development and identified flood risks, this SUDS proposed would be acceptable. Therefore, this recommendation includes a SUDs condition designed to ensure that the identified measures are installed and the maintenance plan implemented.

Waste Management

8.55 The London Plan (2021) requires new housing to provide adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste, as well as, residual waste (Policy D6). It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that requires a flatted development of the proposal's size and arrangement to provide enough bins and bin storage space within the curtilage of the property to handle the approximately 76.8l of food waste, 1,024.0l of recycling waste and 1,140.0l of landfill waste that would be generated by the proposed dwellings on a weekly basis (Section 2). According to the drawings submitted with the application, there is sufficient space within the basement level of the proposed two-storey building to integrate the requisite waste storage facilities. Therefore, this recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures.

Fire Safety

8.56 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting.

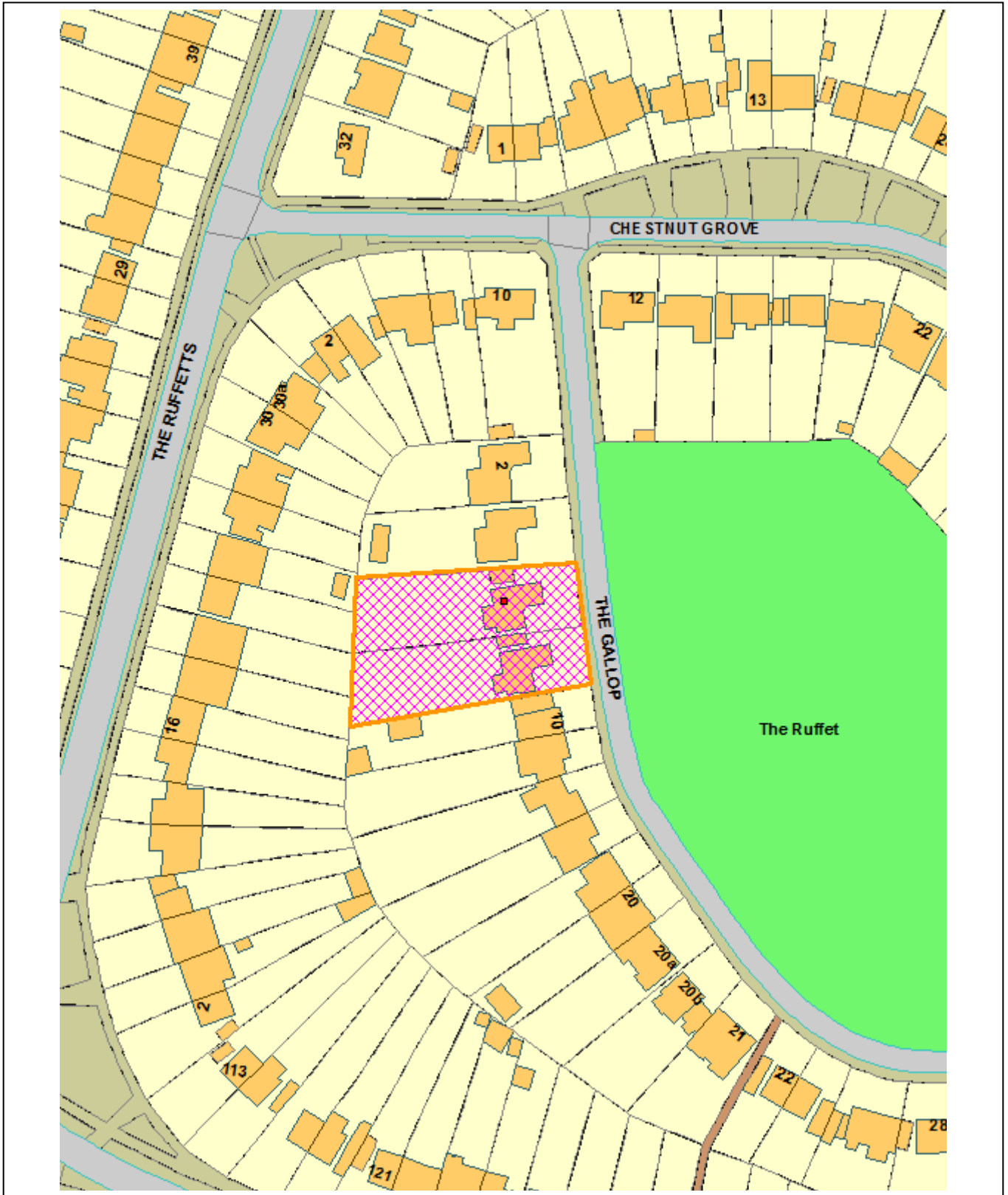
8.57 The details on fire safety and risk management contained within the Planning Statement prepared by HTA Design LLP are considered to provide sufficient and appropriate fire safety measures/procedures in accordance with regional policy. This recommendation includes a Fire Safety condition designed to ensure that the identified measures/procedures are implemented.

Conclusion

8.58 The proposed development would considerably optimise the housing potential of a large suburban property through the erection of a sympathetically-design two-storey building that would be a positive addition to the local street scene, provide high-quality dwelling units with the necessary supporting amenities, and contribute to biodiversity, sustainable transport and urban greening. Furthermore, the comprehensive design and layout of the proposed development would help meet local and regional objectives on providing the housing Londoners need (incl. family-sized homes) without generating any detrimental impacts on fire safety, local amenity and local transport. Therefore, it is recommended that Planning Permission be **GRANTED**.

Other Matters

- 8.59 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.
- 8.60 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.61 All other planning considerations including equalities have been taken into account.



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1.0 APPLICATION DETAILS

Ref: 21/00816/FUL
 Location: 6-8 The Gallop, South Croydon, CR2 7LP
 Ward: Selsdon and Addington Village
 Description: Demolition of existing pair of bungalows and replacement with 9 dwelling houses. Formation of vehicular access to the front of the site.
 Drawing Nos: 27409se-01, PL_001 Rev.00 (Site location plan), PL_100 Rev.12 (proposed ground floor), PL_101 Rev.11 (proposed first floor), PL_102 Rev.11 (proposed second floor), PL_103 Rev.11 (proposed roof plan), PL_200 Rev.09 (Front houses elevations), PL_201 Rev.09 (rear houses elevations), PL_300 Rev.09 (site sections), PL_400 Rev.09 (refuse store plans), PL_401 Rev.09 (elevation and section detail), 525.02 (soft Landscape plan) Rev P02, 525.01 (soft landscape plan) Rev P02, CCL10697-tree protection plan V3.
 Agent: Mr Lewis, Altham Lewis Architects
 Applicant: Macar Developments
 Case Officer: Joe Sales

| | 2 beds | 3 beds | 4 bed | TOTAL |
|---|---------------|---------------|--------------|--------------|
| Existing | 2 | 0 | 0 | 2 |
| Proposed (all market housing) | 0 | 5 | 4 | 9 |

| Number of car parking spaces | Number of cycle parking spaces |
|-------------------------------------|---------------------------------------|
| 9 | 18 |

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

- Objections above the threshold in the Committee Consideration Criteria
- Application referred by Local Ward Councillor, Robert Ward
- Croham Valley Residents' Association referral

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.

- 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
3. Development to be carried out in accordance with the approved tree protection plan
4. Development to be carried out in accordance with the approved ecological surveys and reports

Pre-commencement conditions

5. Submission of Construction Management Plan and Construction Logistics Plan
6. Biodiversity mitigation and enhancement measures
7. Materials / details to be submitted
8. Submission of landscaping, details
9. Submission of SUDS details
10. Construction environmental plan for biodiversity
11. Biodiversity enhancement strategy

Pre-Occupation Conditions

12. Compliance with Tree Protection Plan
13. Submission of a copy of the mitigation license for badgers
14. Submission of site waste management plan for refuse collection
15. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
16. Installation of EVCPs at 20% active and 80% passive
17. Development in accordance with accessible homes requirements M4(2)
18. Compliance with Ecological appraisal
19. Compliance with energy and water efficiency requirements
20. 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 5)

7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the demolition of two single family dwelling houses (bungalows) and the comprehensive redevelopment of both sites to provide 9 new dwelling houses. It is proposed to provide two pairs of semi-detached dwellings along the existing frontage of the site with 5 dwellings located to the rear of the site. The site would be accessed via the existing highway on The Gallop and a new access road will be incorporated into the site to provide vehicular and pedestrian access to the rear of the site. The proposal would provide 9, off street, car parking spaces to the front of the site, 18 cycle parking spaces with associated landscaping. Each property would have private amenity to the rear.



Figure 1-Semi detached dwellings fronting The Gallop

Site and Surroundings

- 3.2 The application site is located on the western side of The Gallop and currently comprise two single storey bungalows. The Gallop slopes up from the north to the south of the site. The area is predominantly residential and comprises a number of single storey and two storey detached and semi-detached dwellings. The proposed area is traditional in terms of the architectural style and is suburban in character.
 - The site has a Public Transport Accessibility Level (PTAL) of 0 which is considered to be very poor.
 - The site is at very low risk of surface water flooding.
 - There are no protected trees on the site.
 - There are no specific local plan policy designations against the site however, The Ruffett which is an open area opposite to the site, is designated as a Site of Nature Conservation Importance.



Figure 2-Aerial view of site

Planning History

- 3.3 There are no relevant planning history directly associated with the application site.

Other

- 3.4 It should be noted that amended drawings were received during the application period which reduced the car parking provision from 10 to 9 spaces in order to provide sufficient biodiversity enhancements and an improved landscaping scheme on the site. The amendments also included some alterations to the proposed floor layouts of the proposed dwellings to the rear of the site.

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 provides good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the biodiversity of the site and wider area.
- 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

5.1 The views of the planning service are set out below in material considerations

PLACE SERVICES (Council's ecological advisor)

5.2 Originally objected to the proposal but on receipt of further information confirmed no objection subject to conditions [Officer Comment: the conditions are recommended be attached to the planning permission].

6.0 LOCAL REPRESENTATION

6.1 The application was publicised by 6 letters of notification to neighbouring properties as well as a site notice which was erected outside of the site. The number of representations received in response to the consultation are as follows.

6.2 No of individual responses: 307; Objecting: 305; Supporting: 2

6.3 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

| Objection | Officer comment |
|--|-----------------------------------|
| <i>Character and design</i> | |
| Overdevelopment of the site | Addressed in paragraphs 8.7-8.18 |
| Building is overbearing, too tall, out of character / not in keeping with the area/loss of garden/ internal layout | |
| <i>Neighbouring amenity impacts</i> | |
| Overlooking and privacy concerns | Addressed in paragraphs 8.23-8.30 |
| Impact on daylight/sunlight/loss of light to gardens | |
| Noise | |
| <i>Parking and highways</i> | |
| Insufficient parking will lead to overspill parking on surrounding road | Addressed in paragraphs 8.36-8.44 |
| Insufficient turning space on the site so vehicles will have to reverse onto The Gallop which is dangerous | |
| Refuse vehicles cannot access the site | |
| <i>Other</i> | |

| | |
|---|--------------------------------------|
| No improvement to supporting infrastructure or public transport is proposed | A CIL contribution will be provided. |
| Impact due to construction traffic | Addressed in paragraph 8.43 |
| Increased fire risk | Addressed in paragraph 8.51-8.54 |
| Surface water flooding | Addressed in paragraph 8.47-8.49 |
| Impact on wildlife/biodiversity | Addressed in Paragraph 8.34-8.35 |
| Impact on trees | Addressed in Paragraph 8.31-8.33 |

Croham Valley Residents' Association

6.4 Following consultation Croham Valley Residents' Association (CVRA) objected on the following grounds and referred the application to Planning Committee:

- Overdevelopment of the site due to its bulk and massing.
- Development does not respect the local development pattern, layout and sitting.
- Negative impact on the local infrastructure.
- Height of the development is unacceptable.
- Parking provision not acceptable and too low for the PTAL of the site.
- Negative impact to the biodiversity of the local area.
- Net loss of trees on the site.

6.5 Local Ward Councillor, Robert Ward, objected to the proposed development and referred the planning application to be considered by planning committee. The councillor raised the following concerns in relation to the proposed development:

- Out of keeping with the area.
- Overdevelopment of the site.
- Lack of consideration for the local infrastructure.
- Loss of trees.
- Impact on the visual amenities of the street scene.
- Inadequate car parking provision.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). 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 floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- 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
- Fire safety

Principle of Development

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. 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 H2 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 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 and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme would provide 5, 3 bedroom homes and 4, 4 bedroom homes so this strategic policy requirement is met.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. Several approaches have been outlined within the Suburban design Guide SPD (SDG). The proposal takes a 'regeneration' approach by encompassing a holistic

approach across two sites. This would see the replacement of single family dwelling housings with a housing development that would increase the existing density, massing and footprint.

- 8.5 This approach optimises the development potential across the sites, allows for better layout and appreciation of the site context and allows for a considered response. Therefore, the principle of development in terms of *land use* is acceptable and would be supported in policy terms.
- 8.6 The proposed scheme on the site for 9 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

Design and impact on the character of the area

Height, scale, massing

- 8.7 The proposed dwellings to the front of the site would respect the existing building lines of the neighbouring properties which front The Gallop in terms of their orientation and siting.
- 8.8 The height of the proposed dwellings fronting The Gallop are considered to be acceptable and in line with the objectives of the Croydon Local Plan and the Suburban Design Guide. Local Plan Policy DM10.1 states that new developments should be of at least three storeys. The height of the development would be two full floors with accommodation in the roofspace therefore complying with the aims and objectives of the guidance. The dwellings to the rear of the site would be 2 storeys in height providing a built form that is subservient to the dwellings to the front of the site, which is appropriate given their 'backland' siting.
- 8.9 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form of development is acceptable. The proposals are set away from the neighbouring side boundaries maintaining a separation distance between the proposed dwellings and the existing neighbouring properties. This development pattern is consistent with the surrounding built form which contributes to the suburban character of the area. Whilst it is noted that the built form to the rear of the site within the existing garden is not a characteristic of the local area, the Local Plan and Suburban Design Guide supports this form of development subjecting to meeting the aims and objectives of the relevant policy, guidance and the gradual evolution of the suburbs.
- 8.10 A central route is provided through the middle of the site to provide vehicular and pedestrian access to the rear of the site. Each dwelling would benefit from private amenity space in the form of a designated rear garden.

8.11 Section 2.9 of the Suburban Design Guide states that back to back distances of new to new dwellings should be at a minimum of 12m. With regards to the relationship of the dwellings located within the rear of the site with those located on at the front of the site on The Gallop, a separation distance of between 15m and 17m will be provided which is consistent with the relevant guidance.

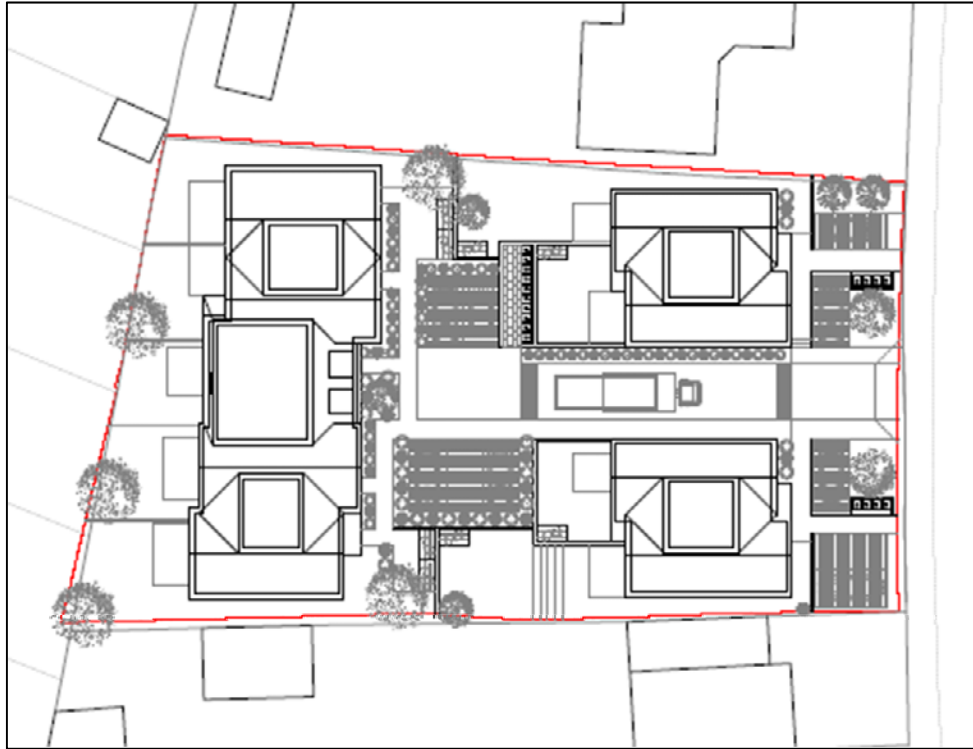


Figure 3-Proposed Site Plan

8.12 The guidance states further that back to back distances of new to existing 3rd party dwellings should be at a minimum of 18m. With regards to the terrace of dwellings to the rear of the site and their relationship with the existing dwellings on The Ruffets, these would be located approximately 20m away from the existing dwellings, ensuring that the proposals meet the relevant objective of the Suburban Design Guide as set out within section 2.9.

8.13 Overall it is considered that the height, massing, scale and site layout of the proposed development, would be in line and consistent with the aims and objectives of Policy DM10 and the Suburban Design Guide.

Detailed design

8.14 The design principles of the dwellings fronting The Gallop have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street scene. A cat slide roof feature is present on both pairs of semi-detached dwellings. This feature is considered to break up the massing of the elevation and provides definition so that the dwellings are read individually from the street scene.



Figure 4-Elevations fronting The Gallop

- 8.15 The proposed fenestration of the dwellings to the front of the site have taken a traditional approach in terms of their formation on the front elevation of the dwelling which would be in keeping with the traditional architectural styles of the existing dwellings within the local area.
- 8.16 The elevations of the two pairs of semi-detached dwellings are broken up through the use of different materials at the ground and upper floors. A traditional red brick would be used on the ground floor of the dwellings and as white render is a common feature found within the local area, it is proposed to use a white brick at the upper floors of the development. A red clay tile would be used for the roof of the dwelling. It is considered that the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture whilst also providing a contemporary approach through the use of the use of materials such as white brick.
- 8.17 The proposal to the rear takes on a more subdued design approach to read as a back land development and to reduce its impact on the proposed and surrounding properties. With regards to the overall built form within the rear of the site, the design of the built form has sought to reduce the impact of the built form up through the provision of a subservient link between the two main elements of the terrace. It is considered that this results in a less dominant elevation in terms of the built form to the rear of the site and reduces its impact on the character of the wider area.



Figure 5-Front elevations of dwellings to the rear of the site

8.18 The proposed materials for the rear of the development will complement those to the front of the site to ensure that the development site is read as a whole. The proposed central link will be constructed in a dark grey brick with a dark grey tile. The contrasting materials that are proposed for the link are considered to enforce the subservience of this section of the built form.

Quality of Accommodation and internal layout

8.19 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. 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 comply with the minimum space standards and internal layouts provide hallways and adequate storage space.

8.20 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area. All of the proposed dwellings are arranged traditionally in terms of their layouts with living accommodation located on the ground floor and living accommodation provided on the uppers floors. Each property would be dual aspect, which will improve cross ventilation, providing greater flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development.

8.21 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort,

safety and security. Amenity, privacy accessibility and adaptability. In terms of accessibility, all of the units would be M4(2) compliant which is acceptable given the typology of the dwelling as a house.

8.22 Overall the proposal is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

8.23 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.

8.24 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours on The Gallop and The Ruffetts. The properties with the potential to be most affected are the neighbouring properties at numbers 4 and 10 The Gallop and 18-24 The Ruffetts. The site is situated immediately opposite to The Ruffett which is a wooded area so there would be no neighbouring impacts in this regard.

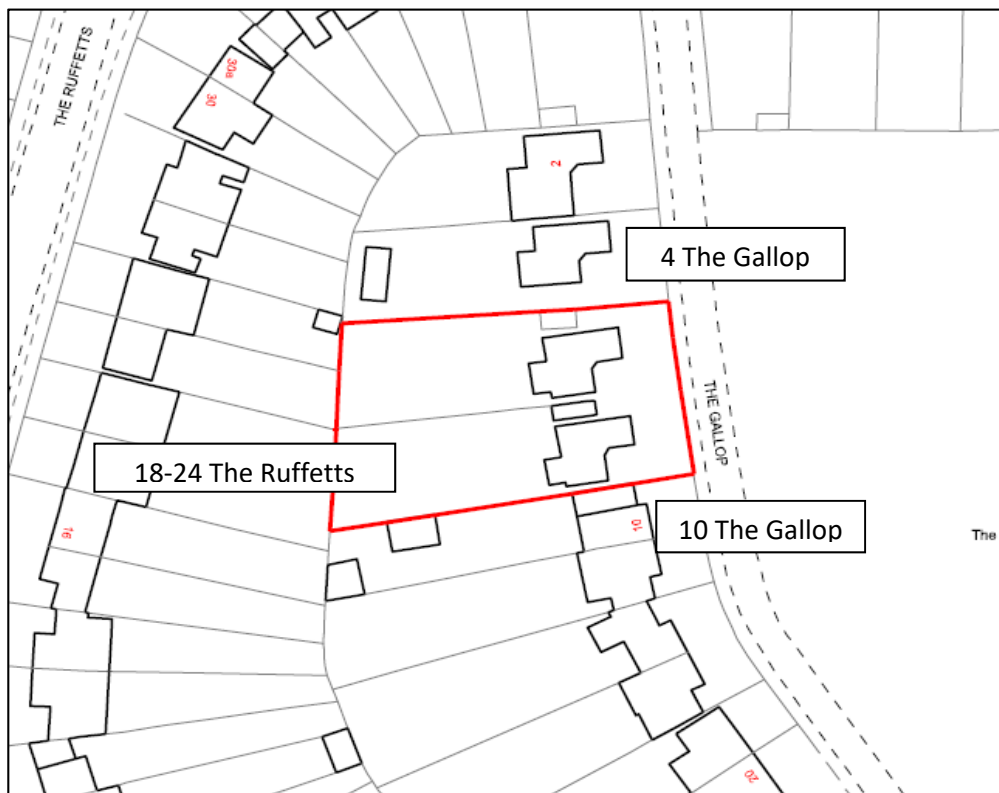


Figure 6-Neighbouring Properties

4 and 10 The Gallop

- 8.25 The pair of semi-detached dwellings situated at the front of the site are situated in the location of the existing dwelling. Based on the submitted drawings, it can be demonstrated that the proposals do not intersect the 45 degree lines in plan when measured from the nearest ground floor neighbouring habitable room windows.
- 8.26 With regards to the proposed height of the buildings at the front of the site and as noted previously, the built form is arranged over two stories with accommodation within the roof space. The Local Plan and the Suburban Design Guide encourage development of this height of development within such locations. Based on this policy position, it is considered that the proposed height of the dwellings would be acceptable and in accordance with local policy and would therefore have a minimal impact on the outlook or the amenity of the neighbouring dwellings.
- 8.27 The dwellings located to the rear would be situated within the minimum separation distances as set out within section 2.9 of the Suburban Design Guide. The proposals are likely to result in some oblique views over the site between the proposed dwellings to the rear and the existing dwellings at 4 and 10 The Gallop. That said, the fenestration of the building to the rear has been arranged in order to mitigate overlooking particular to the boundary which is shared with the bungalow at number 4 The Gallop.
- 8.28 Given the developments compliance with the separation distances and heights set out within the Local Plan and the Suburban Design Guide, overall the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties along The Gallop.

18-24 The Ruffetts

- 8.29 The Ruffetts is situated on the road which runs along the rear of the application site to the north. These existing dwellings are situated on the road which runs along the rear of the application site to the north. These existing dwellings situated along The Ruffetts would be set away from the proposed dwellings, to the rear of the site by approximately 21m in distance. Given the guidance set out within the Suburban Design Guide and due to the scale, size, subservient design and typology of the dwellings, in conjunction with the separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties along The Ruffett as a result of the proposed development.
- 8.30 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful. Overall it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.

Trees and landscaping

- 8.31 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Objections have been raised in relation to the clearance of the site which occurred prior to the applicant entering into pre-application discussions with the council. The Council acknowledges that the applicant has felled trees on site prior to engaging in a pre-application meeting. The Council is very much in favour of the retention of trees, not only for the character of the area but for the environmental value they bring. However, the trees that have been removed were not protected and so the Council would not have any control in their removal and the landowner would have the freedom to fell trees at their discretion.
- 8.32 Although the existing trees have been removed, the site now provides an opportunity to plant a number of new trees as part of a comprehensive landscaping scheme. It is proposed to plant 12 trees and retain 3 existing trees (T4, T11 and T13) with various shrubs introduced to the site as part of the landscaping proposals. The proposed development will result in some slight incursions into the root protection areas of the retained trees however, a tree protection plan has been submitted as part of the application and the mitigation and protection measures are considered appropriate in relation to minimising the harm to the health of the existing trees. A condition has been recommended that the development is carried out in accordance with this plan. It is considered that the landscaping proposals would positively contribute to the suburban character of the surrounding area. Overall the proposed landscaping proposals are considered to provide a development that softens then proposed hardstanding to the rear of the site whilst also enhancing the biodiversity of the site.

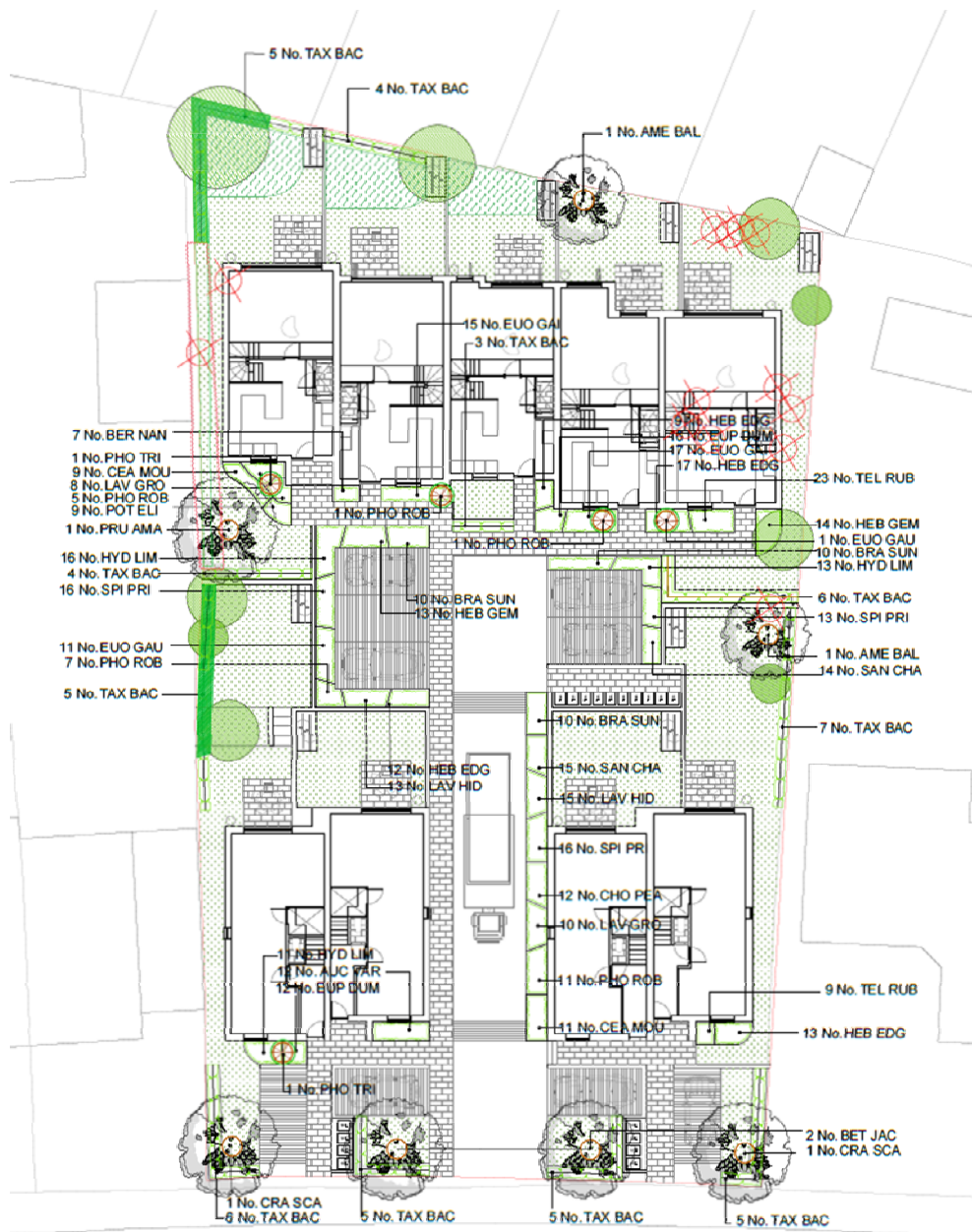


Figure 7-Proposed Landscaping Plan

8.33 Further details on landscaping and tree protection will be required by condition for the proposal to be considered to comply with Local Plan policy DM10.8.

Ecology

8.34 Updated documents were received during the application period with regards to biodiversity mitigation and enhancement measures. Following consultation, no objections were received however, conditions have been recommended by the council's ecology specialist. The information within the Preliminary Ecological Appraisal (Jomas, April 2021), eDNA GCN Brief (JOMAS, June 2021), Badger Survey Report (JOMAS, July 2021a), Reptile Presence and Absence Report (JOMAS, July, 2021b) and Dusk and Dawn Bat Activity Survey Report (JOMAS,

July, 2021c). The submitted documentation gives an indication of how Biodiversity Net Gain can be achieved on site using the Defra Small Sites Metric.

- 8.35 Officers at the council are satisfied that the information provided now gives officers certainty of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured. Subject to the recommended conditions the development is considered acceptable in terms of mitigating the impact to wildlife and biodiversity.

Access, Parking and Highway Safety

- 8.36 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates extremely poor access to public transport. The road itself is quite narrow however there is a footway along this section of The Gallop. The site is approximately 800m away from bus stops located on Farley Road. The London Plan requires *up to* 1.5 spaces per dwelling for outer London location with a PTAL of 0 with properties with 3 or more bedrooms.

Access arrangements and car parking

- 8.37 The existing and proposed access to the site would be from The Gallop. Three new vehicular crossovers are proposed to facilitate 4 car parking spaces to the front of the site and an access road to the rear of the site which provides a further 5 spaces. Each space would measure 2.4 metres by 4.8 meters wide, swept path assessments have been undertaken using 4.8m long cars.
- 8.38 The scheme proposes 9 on-site parking spaces, this would provide 1:1 parking spaces. Given the significant proportion of family units and that concerns have been raised about overspill parking, a parking stress survey has been submitted as part of the application using the Lambeth methodology. The two overnight surveys show an unrestricted parking stress of 29% and 30%. The surveys demonstrate an acceptable level of spare parking capacity exists within the survey area during the night-time residential peak, with significant levels of reserve capacity available. The proposed car parking provision is considered acceptable.
- 8.39 The *maximum* requirement within the London Plan for a PTAL 0 area would be *up to* 1.5 spaces per dwelling and so, the proposed provision meets the policy requirements in terms of not going above the maximum car parking provision allowed by the London Plan. Representation raised concern over inadequate provision of parking spaces for 9 family dwellings, however as stated, the proposal meets the London Plan requirements. Furthermore as a response to climate change and sustainable development, new developments should not provide excessive car parking for single family use, especially given that there is public transport provision on Farley Road.
- 8.40 The applicant does not require planning permission to introduce a new crossover on to an unclassified road. In general terms having three parking crossovers in a row can give rise to concerns over pedestrian visibility, however given the existing low traffic levels of the area and low vehicle speeds, this arrangement is considered acceptable. Given the constraints of the site the parking

arrangements are acceptable in this instance. A condition has been recommended that requires the submission of details relating to the visibility splays of the development.

- 8.41 A condition will be attached to ensure 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan. The appropriate pedestrian and vehicular sightlines are shown on the site plan.
- 8.42 The car parking arrangements comply with Local Plan policy DM30 and London Plan policy T6.
- 8.43 A Construction Logistics Plan has been submitted however the information that has been submitted is incomplete and so a condition will be recommended.
- 8.44 A financial contribution of £13,500 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units.

Cycle parking

- 8.45 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 18 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor parking. Cycle parking has been located to the rear gardens of the dwellings and given that the application is for single family dwelling houses, this arrangement is considered acceptable.

Refuse / Recycling Facilities

- 8.46 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin stores are located to the front and the rear of the development site and are of an appropriate size to accommodate the required bins. Whilst the refuse stores at the front of the site would be an appropriate location for collection by operatives, however, the refuse store to the rear of the site is too far for operatives to collect and it is proposed that a condition is attached to any decision notice requiring details of collection in the form of a refuse management plan. The location of bulky waste storage has also been provided within the site layout plan and is acceptable.

SuDs, Flood Risk and Energy Efficiency

- 8.47 The site is within flood zone 1 and is at very low risk of surface water flooding. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking area and hardstanding will incorporate permeable paving which drain to adjacent soft landscaping areas. The development also proposes water butts to the rear of the dwellings in order to harvest rainwater and in turn reducing surface water run-off.

8.48 A condition requiring details of a Surface Water Drainage Strategy have been recommended and should be submitted to comply with Local Plan policy DM25 and London Plan policy SI13.

8.49 Finally, SUDS details will be required by condition.

Energy efficiency

8.50 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.

Fire Safety

8.51 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*

8.52 The fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can be located to the front of the property on The Gallop, further to this the properties benefit from extensive rear gardens and to the front that would offer easily accessible refuge for occupiers.

8.53 The buildings have been designed in such a way to minimise the spread of fire as outlined in points a)-d) in the Fire Strategy Statement. The rear building would be 35m from The Gallop, this is within the 45m distance that fire service vehicles should be able to access a property and so would be acceptable.

8.54 The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.

Conclusion

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

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

Other matters

- 8.57 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.58 All other planning considerations including equalities have been taken into account.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

08.11.2021 to 19.11.2021

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. : | 21/02087/HSE | Ward : | Addiscombe East |
| Location : | 194 Shirley Road Croydon CR0 7LP | Type: | Householder Application |
| Proposal : | Erection of single storey rear extension | | |
| Date Decision: | 17.11.21 | | |

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 27 Goston Gardens
Thornton Heath
CR7 7NR
Type: LDC (Proposed) Operations
edged
Proposal : Erection of hip to gable roof extension, rear dormer and 2 x roof lights to the front slope.

Date Decision: 12.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04792/HSE
Location : 59 Kynaston Road
Thornton Heath
CR7 7AZ
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Erection of a part width first floor rear extension

Date Decision: 18.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04883/HSE
Location : 30 Norman Road
Thornton Heath
CR7 7ED
Type: Householder Application
Ward : **Bensham Manor**
Proposal : Erection of a single storey rear extension

Date Decision: 17.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04890/FUL
Location : 916 London Road
Thornton Heath
CR7 7PE
Type: Full planning permission
Ward : **Bensham Manor**
Proposal : Erection of a single storey rear extension to the shop

Date Decision: 18.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03906/ADV
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : Stewart House
Waddon Marsh Way
Croydon
CR9 4HT

Type: Consent to display
advertisements

Proposal : Erection of two internally illuminated freestanding totem signs.

Date Decision: 11.11.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04476/DISC
Location : Praise House
145 - 151 London Road
Croydon
CR0 2RG

Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Discharge of condition 19 (SUDS) and 22 (archaeology) of planning permission reference 17/02181/FUL for the 'Demolition of the existing buildings and the erection of a mixed use development comprising 72 flats of up to 9 storeys in height and a community use (D1) and one retail unit (A3) on the ground floor with associated parking, servicing and landscaping.'

Date Decision: 09.11.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/04749/HSE
Location : 24 Effingham Road
Croydon
CR0 3NE

Ward : **Broad Green**
Type: Householder Application

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

Date Decision: 10.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04784/FUL
Location : Flats A-D
106 Oakfield Road
Croydon
CR0 2UB

Ward : **Broad Green**
Type: Full planning permission

Proposal : Replacement of all windows and doors

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Norwood
Location : 20 Westow Hill
Upper Norwood
London
SE19 1RX
Type: Full planning permission
Proposal : Alterations to existing shopfront to include an additional recessed entrance door to provide access to the first floor residential unit; installation of replacement windows to the upper floors.

Date Decision: 12.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02096/FUL
Ward : **Crystal Palace And Upper Norwood**
Location : Flat 2
9 Harold Road
Upper Norwood
London
SE19 3PU
Type: Full planning permission
Proposal : Alteration of existing window to timber and glazed door

Date Decision: 09.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02833/HSE
Ward : **Crystal Palace And Upper Norwood**
Location : 134 Auckland Road
Upper Norwood
London
SE19 2RQ
Type: Householder Application
Proposal : Erection of three storey side extension, single storey side/rear extension, erection of rear balcony at first floor level and internal demolitions to facilitate building works to main house. Addition of hard and soft landscaping to front, side & rear gardens.

Date Decision: 11.11.21

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03053/HSE
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Norwood
Location : 117 Church Road
Upper Norwood
London
SE19 2PR
Type: Householder Application
Proposal : Demolition by hand of 3m length of boundary wall and Installation of a pair of gates into side boundary wall to facilitate access and construct permeable hard surface and installation of electric vehicle charge point on inside face of boundary wall.

Date Decision: 17.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03154/CONR
Ward : **Crystal Palace And Upper Norwood**
Location : 1 Summit Way
Upper Norwood
London
SE19 2PU
Type: Removal of Condition
Proposal : Variation of Condition 2 (Drawing numbers) attached to permission 19/04747/FUL for Partial demolition of side extension and erection of a part two storey/part three storey, two bedroom dwelling, creation of access, associated cycle and refuse storage and landscaping, erection of a single storey rear extension to existing dwelling and demolition and erection of outbuilding within host property

Date Decision: 16.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03307/DISC
Ward : **Crystal Palace And Upper Norwood**
Location : Land And Garages Adjoining 39
The Lawns
Upper Norwood
London
Type: Discharge of Conditions
Proposal : Discharge of Condition 7 (CO2 emissions) of LPA ref: 19/02677/FUL (Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwellinghouses and associated vehicular access, parking, and landscaping).

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 140 Brighton Road
Coulsdon
CR5 2ND
Type: Full planning permission

Proposal : Construction of a second floor extension to form a separate self-contained one bedroom dwelling.

Date Decision: 17.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04862/DISC
Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL
Type: Discharge of Conditions
Ward : Coulsdon Town

Proposal : Discharge of condition 17 (traffic flows) attached to planning permission ref. 13/02527/P.

Date Decision: 16.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04907/HSE
Location : 28 Melrose Road
Coulsdon
CR5 3JH
Type: Householder Application
Ward : Coulsdon Town

Proposal : Alterations, erection of single storey rear extension

Date Decision: 16.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04964/FUL
Location : R/O 3 - 7 Julien Road
Coulsdon
CR5 2DN
Type: Full planning permission
Ward : Coulsdon Town

Proposal : Erection of 3 x 5 bedroom two storey detached houses with accommodation in the roof, including access road, parking and landscaping.

Date Decision: 12.11.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 21 - 27 Sheldon Street
Croydon
CR0 1SS
Type: Discharge of Conditions

Proposal : Discharge of Condition 18 (Archaeology) of planning application reference: 18/05680/CONR (Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking).

Date Decision: 18.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03965/DISC
Location : 6-44 Station Road And Queens Hall Car
Park, Poplar Walk, Croydon (St Michael's
Square)
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Details required by Conditions 32 (Foul water drainage) and 35 (Surface Water Drainage) of planning permission 20/04010/CONR

Date Decision: 08.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01374/DISC
Location : 283 High Street
Croydon
CR0 1QH
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Details pursuant to Condition 3 (materials) 4 (landscaping), 5 (refuse), 6 (cycle), 11 (lighting) and 15 (noise insulation) in ref to planning permission 20/04269/ful Demolition of existing building to provide 9 self contained flats with mixed used development on ground floor (A1/A2/B1a) commercial floor space.

Date Decision: 08.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01674/FUL
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : Canius House
1 Scarbrook Road
Croydon
CR0 1FQ
Type: Full planning permission
Proposal : Replacement of external cladding and timber decking with non-combustible materials
Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01937/FUL
Location : 51A Chatsworth Road
Croydon
CR0 1HF
Type: Full planning permission
Ward : **Fairfield**
Proposal : Front roof extension and replacement of upvc/aluminium windows with upvc windows
Date Decision: 17.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04436/DISC
Location : 28 Dingwall Road
Croydon
CR0 2NE
Type: Discharge of Conditions
Ward : **Fairfield**
Proposal : Discharge of condition 4 (construction logistics plan) of permission Ref: 20/05682/FUL
Date Decision: 16.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04700/DISC
Location : 19 - 20 Norfolk House
George Street
Croydon
CR0 1LG
Type: Discharge of Conditions
Ward : **Fairfield**
Proposal : Discharge of condition 4 (Refuse storage/collection and servicing/deliveries/take away collections) attached to planning permission ref. 21/01449/FUL for Alterations, change of use of from bank (class E) to restaurant (Class E)/take-away (sui generis).
Date Decision: 08.11.21

Approved

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04723/HSE **Ward : Kenley**
Location : 260 Old Lodge Lane Type: Householder Application
Purley
CR8 4AP
Proposal : Alterations, erection of single/two storey side, single/two storey rear extension, porch,
dormer extension on side roof slope and a dormer extension on rear roofslope
Date Decision: 09.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04788/HSE **Ward : Kenley**
Location : 2 Lovelock Close Type: Householder Application
Kenley
CR8 5HL
Proposal : Loft conversion including the erection of three front dormer windows and two rear
dormers, including one rooflight to the side elevation.
Date Decision: 18.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04830/TRE **Ward : Kenley**
Location : 40 Church Road Type: Consent for works to protected
Kenley trees
CR8 5DU
Proposal : T5 - Thuja - To reduce tops by 4m
(TPO 185)
Date Decision: 10.11.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/04880/LP **Ward : Kenley**
Location : 15 Bencombe Road Type: LDC (Proposed) Operations
Purley edged
CR8 4DR
Proposal : Erection of single storey rear extension, replacement front porch and dormer extensions
on both side roof slopes

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Date Decision: 16.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04889/HSE
Location : 16 Mosslea Road
Whyteleafe
CR3 0DP

Ward : Kenley
Type: Householder Application

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

Date Decision: 17.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04937/TRE
Location : 110 Hayes Lane
Kenley
CR8 5HR

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Willow - (T1) - To section fell - A replacement tree (Betula Utilis) will be planted in it place.
Purple Beech - (T2) - To crown lift mature purple Beech located over the drive way to give 2.5m ground clearance.
Dead Elm - (T3) - To section fell mature dead Elm tree that is overhanging the road.
Small Conifers - (G4) - To section fell area of small dwarf conifers as they are impeding the view to the garden.
Pine - (T5)- To crown lift mature pine tree located in the rear garden to give 2.0m ground clearance. All major deadwood will be removed.
Sour Cherry - (T6) - To crown lift to give 2.0m clearance and thin by 10%.
(TPO 179)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05168/TRE
Location : 27 Hermitage Road
Kenley
CR8 5EA

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 and T2 Pine - Reduce lateral spread over garden of no.29 by 2m & remove 2-3 low limbs on each Pine
(TPO 33, 2008)

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05202/CAT **Ward : Kenley**
Location : 279 Hayes Lane **Type: Works to Trees in a**
Kenley **Conservation Area**
CR8 5EJ
Proposal : T1 Oak - 3 metre crown reduction and crown lift by removal of two lowest limbs.
T2 Thuja - Crown lift by removal of secondary sub lateral branches to remove conflict with wall.
T3 Holly - Fell to ground level.

Date Decision: 10.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05250/TRE **Ward : Kenley**
Location : Rokewood Court **Type: Consent for works to protected**
20 Roke Road **trees**
Kenley
CR8 5DY
Proposal : T1 Copper beech - Crown Reduction of 3 metres
T5 Cedar cut back from adjacent building by 3 metres to give 4 meters clearance
(TPO 54, 2008)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05540/NMA **Ward : Kenley**
Location : 82 Welcomes Road **Type: Non-material amendment**
Kenley
CR8 5HE
Proposal : Non-material amendment to planning permission ref. 20/00521/HSE for the erection of a first floor side extension and single storey front extension.

Date Decision: 17.11.21

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Level: Delegated Business Meeting

Ref. No. : 21/04564/CAT
Location : 31 Ryecroft Road
Norbury
London
SW16 3EW
Ward : **Norbury Park**
Type: Works to Trees in a
Conservation Area
Proposal : T1 Hawthorn, reduce overhang to fence line
T2 White Willow, reduce smaller diameter (up to 30cm) overhang to fence line
T3 Lime, reduce overhang to fence line

Date Decision: 10.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04905/LP
Location : 41 The Chase
Norbury
London
SW16 3AE
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged
Proposal : Erection of hip to gable roof extension to side roofslope and dormer extension on rear
roofslope, and Installation of three (3) rooflights to front roofslope

Date Decision: 11.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04916/HSE
Location : 45 Florida Road
Thornton Heath
CR7 8EZ
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of a two storey side extension as well as single storey front and rear additions

Date Decision: 19.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05017/GPDO
Location : 92 Ingram Road
Thornton Heath
CR7 8ED
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

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 metres

Date Decision: 09.11.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05078/GPDO
Location : 95 Ingram Road
Thornton Heath
CR7 8EH

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

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

Date Decision: 16.11.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05312/CAT
Location : 85 Ryecroft Road
Norbury
London
SW16 3EJ

Ward : Norbury Park
Type: Works to Trees in a
Conservation Area

Proposal : T1 Leaning Hornbeam tree- Fell to ground level and remove the stump. Tree has moved in the soil base.

Date Decision: 11.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/06576/DISC
Location : Thickets House
97 Pollards Hill South
Norbury
London
SW16 4LS

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04283/GPDO
Location : Eastern House
2A Norbury Crescent
Norbury
London
SW16 4JU

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class AB upto 2 storeys

Proposal : Erection of additional storey to form second floor level and one (1) self-contained dwelling unit (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 20, Class AB)

Date Decision: 10.11.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/04667/GPDO
Location : 1424 London Road
Norbury
London
SW16 4BZ

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class E to (dwellings) C3

Proposal : Change of use of first, second and third floors from commercial/business/service space (Use Class E) to three (3) self-contained dwellings (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 11.11.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/04759/HSE
Location : 46 Pollards Hill South
Norbury
London
SW16 4NA

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 09.11.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Ref. No. : 21/00778/CONR **Ward : Old Coulsdon**
Location : Development Site Former Site Of 80 Type: Removal of Condition
Waddington Avenue Including Land Rear Of
76 - 80 Waddington Avenue
Coulsdon
CR5 1QN

Proposal : Variation of condition 2 of 19/04003/FUL for construction of a two-storey four-bedroom dwellingvarhouse 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. Alterations include design and scale of house B, internal layout for additional 1 bed room and fenestrations.

Date Decision: 19.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01814/FUL **Ward : Old Coulsdon**
Location : Downland Surgery Type: Full planning permission
59 Tollers Lane
Coulsdon
CR5 1BF

Proposal : Change of use from Doctors Surgery (Class E) to Training Centre (Class F.1.)

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03111/HSE **Ward : Old Coulsdon**
Location : 16 Byron Avenue Type: Householder Application
Coulsdon
CR5 2JR

Proposal : Erection of two storey side story extension with hipped roof; erection of a rear dormer and single rear extension; In and out Driveway for 3 cars.

Date Decision: 16.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/03983/HSE **Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 10 Chaldon Way
Coulsdon
CR5 1DB
Type: Householder Application

Proposal : Alterations including erection of a two storey rear extension, single storey side extension, removal of the existing garage roof and replacement with a flat roof and alterations to the roof of the main property including raising the eaves and ridge height.

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04191/HSE
Location : 1 Byron Avenue
Coulsdon
CR5 2JS
Type: Householder Application
Ward : Old Coulsdon

Proposal : Erection of two-storey side extension, two-storey rear extension, single storey rear extension, two rear dormers and installation of rooflights to front and side elevations.

Date Decision: 19.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05188/DISC
Location : 24 Coulsdon Court Road
Coulsdon
CR5 2LL
Type: Discharge of Conditions
Ward : Old Coulsdon

Proposal : Discharge of condition numbers 6 (landscaping), 7 (playspace), 9 (EVCP's), 10 (privacy screen locations) and 12 (pedestrian visibility splays) attached to planning permission ref.19/04535/FUL (Erection of a two-storey building providing 4 x two-bedroom flats, and a terrace of 3 x four-bedroom houses at the rear, erection of 2 x four-bedroom semi-detached houses on the frontage, formation of vehicular access and provision of associated parking, refuse and cycle stores and new landscaping).

Date Decision: 12.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04012/HSE
Ward : Park Hill And Whitgift

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 24 Mapledale Avenue
Croydon
CR0 5TB
Type: Householder Application
Proposal : Alterations, erecton of a single storey side extension

Date Decision: 17.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04818/LE
Location : 146 Addiscombe Road
Croydon
CR0 7LA
Type: LDC (Existing) Use edged
Ward : **Park Hill And Whitgift**
Proposal : Lawful development application for the continued use of the property as a HMO

Date Decision: 12.11.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/06237/HSE
Location : 31 Buttermere Gardens
Purley
CR8 1EJ
Type: Householder Application
Ward : **Purley Oaks And Riddlesdown**
Proposal : Erection of a front porch and a single storey rear extension, with other minor alterations including a rear patio

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04005/HSE
Location : 54 Purley Downs Road
Purley
CR8 1HA
Type: Householder Application
Ward : **Purley Oaks And Riddlesdown**
Proposal : Proposed single storey rear extension

Date Decision: 16.11.21

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Level: Delegated Business Meeting

Ref. No. : 21/04686/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 134 Brancaster Lane **Type: Householder Application**
Purley
CR8 1HH
Proposal : Alterations and erection of a porch to enclose steps to the house.

Date Decision: 08.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04692/FUL **Ward : Purley Oaks And Riddlesdown**
Location : 498 Brighton Road **Type: Full planning permission**
South Croydon
CR2 6AU
Proposal : Alterations, installation of roof lights on the front, side and rear roof slopes.

Date Decision: 11.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04693/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 13 Hillview Close **Type: Householder Application**
Purley
CR8 1AU
Proposal : Alterations including use of garage as bedroom incorporating window in place of existing garage door.

Date Decision: 08.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04713/LP **Ward : Purley Oaks And Riddlesdown**
Location : 33 Purley Bury Avenue **Type: LDC (Proposed) Operations edged**
Purley
CR8 1JF

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Proposal : Alteration of garage into a habitable room and loft conversion including the construction of a hip to gable extension, and dormers.

Date Decision: 16.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04746/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) and variation of conditions 1 (signage), 2 (travel plan) and 5 (time limit) attached to 08/01198/P for use of fifth floor as renal dialysis clinic and associated parking.

Date Decision: 18.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05028/HSE

Ward : Purley Oaks And Riddlesdown

Location : 16 Lower Barn Road
Purley
CR8 1HQ

Type: Householder Application

Proposal : Erection of a first floor side extension above the existing garage. Conversion of the existing garage into a habitable room with associated extension and front extension to the existing dwelling.

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05243/DISC

Ward : Purley Oaks And Riddlesdown

Location : 126-132 Pampisford Road
Purley
CR8 2NH

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Proposal : Discharge of Condition 7 (Tree Protection Plan) attached to permission 20/01550/FUL dated 12/03/21 for the demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associated vehicle and cycle parking, refuse store, hard and soft landscaping

Date Decision: 17.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05364/LP

Ward : Purley Oaks And Riddlesdown

Location : 19 Edgar Road
South Croydon
CR2 0NJ

Type: LDC (Proposed) Operations edged

Proposal : Change of use from Use Class C3(a) to Use Class C3(c).

Date Decision: 15.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05942/FUL

Ward : Purley And Woodcote

Location : 83 Downlands Road
Purley
CR8 4JJ

Type: Full planning permission

Proposal : Construction of a two-storey side/rear and single storey rear extension, side and rear roof extension, installation of 5 front rooflights and alterations to ground levels at the front and rear and alterations to the frontage to provide cycle and refuse storage. Conversion of the single dwelling house to 5 self contained flats.

Date Decision: 12.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01642/OUT

Ward : Purley And Woodcote

Location : 83 Foxley Lane
Purley
CR8 3HP

Type: Outline planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Proposal : Proposed partial demolition of existing side garage and the erection of 3no. x 4 Bedroom Dwellings with associated car parking and landscaping.

Date Decision: 12.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02515/DISC
Location : 27A Plough Lane
Purley
CR8 3QB

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping) and 5 (transport details) attached to planning application 19/05937/FUL for the erection of two storey 5 bedroom dwelling with accommodation in the roofspace, with associated parking, vehicular access, cycle, refuse and landscaping

Date Decision: 16.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02516/HSE
Location : 3A Furze Hill
Purley
CR8 3LB

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 17.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/02958/NMA
Location : 51 Selcroft Road
Purley
CR8 1AJ

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment for the retention of the existing detached garage building to the site frontage, for use as a refuse store. (Ref. 18/04219/FUL) for Demolition of the existing garage and side extension, and erection of a new dwellinghouse to the side of 54 Glenn Avenue, along with a new dropped kerb servicing the existing dwelling

Date Decision: 17.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03314/HSE
Location : 59 Stoats Nest Road
Coulsdon
CR5 2JJ
Proposal : New driveway with vehicle crossover

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

Date Decision: 16.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03491/CONR
Location : Belvoir Heights
14 Russell Green Close
Purley
CR8 2NR
Proposal : Variation of condition 2 (drawings) attached to permission 19/04607/FUL dated 31/01/20 (as amended by permission 20/00630/NMA) for the construction of a four-storey building, including habitable roof-space, to accommodate seven flats with associated car parking spaces, cycle and bin stores, soft and hard landscaping; following the demolition of existing dwellinghouse. The variations are to the site layout (bin store, cycle store, private gardens and landscaping), all elevations (windows and materials), and the addition of a front porch.

Ward : **Purley And Woodcote**
Type: Removal of Condition

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03524/CONR
Location : Development Site Former Site Of
2 Wyvern Road
Purley
CR8 2NP
Proposal : Variation of Conditions 2 (Approved Drawings), 7 (Landscaping) and 15 (Arboricultural Report) attached to planning permission ref. 20/00532/FUL for the demolition of the existing dwelling and erection of 9 dwellinghouses and associated landscaping, refuse storage and car and cycle parking.

Ward : **Purley And Woodcote**
Type: Removal of Condition

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03743/HSE
Location : 32 Cliff End
Purley
CR8 1BN
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Erection of a first floor side extension and alterations to the roof including erection of two dormers to the front roofslope, a dormer to the rear roofslope and alterations to the profile of the roof including raising the ridge of the roof.

Date Decision: 18.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04013/NMA
Location : 105 Foxley Lane
Purley
CR8 3HQ
Ward : **Purley And Woodcote**
Type: Non-material amendment
Proposal : Non-material amendment to revise the wording of condition 7 (carbon dioxide emission reductions) attached to planning permission Ref: 20/00965/CONR for 'Variation of condition 1 (in accordance with approved plans) attached to planning permission ref. 19/04022/FUL for the erection of two buildings to provide 9 residential units (9 x 3 bedrooms) with associated access road, garages, parking, bin and cycle stores, and landscaping'.

Date Decision: 12.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04228/HSE
Location : Merlewood
5A Furze Hill
Purley
CR8 3LB
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alterations, erection of single storey side and single/two storey rear extensions with patio area with balustrading and steps, erection of first floor side extension, enlarged roof, loft conversion and dormer extensions on the front and rear roof slopes and roof canopies at front, side and rear.

Date Decision: 11.11.21

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Proposal : Discharge of condition 12 (sustainable drainage) attached to planning application 19/02313/FUL for the Demolition of existing dwelling and erection fo two dtorey building with accommodation within the roof space as well as erection fo a single storey bungalow located at the rear of the site to provide a total of nine units as well as rvisted vehicular access, associated parking, landscaping, internal refuse and cycle storage

Date Decision: 12.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05002/TRE
Location : Reedham Court
Aveling Close
Purley

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

Proposal : West side of Reedham Court, between block and railway fence - Hornbeam x2, Ash and Holly Trees: Crown reduction by 30% and overhanging branches reduced near block.
East side of Reedham Court between block and garden backing onto the land from Beaumont Road - Horse Chestnut x2: Crown reduction by 30%.
North side of Reedham Court, tree facing block - Yew, Beech, Sycamore, Ash, Hazel, Hawthorn and Yew trees: Crown reduction by 20-25%.
(TPO no. 30, 1979)

Date Decision: 10.11.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/05097/CAT
Location : 3 Silver Lane
Purley
CR8 3HJ

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

Proposal : T1 Beech raise crown to 20ft
T2 Beech raise crown to 20ft
T3 Ash remove one trunk of the six trunks
T4 Horse chestnut raise crown to 20
T5 Horse chestnut raise crown to 20
T6 Sycamore raise crown to 20 feet including removing branches overhanging neighbouring garden
T7 Beech raise crown to 20 feet

Date Decision: 10.11.21

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 20 Farm Fields
South Croydon
CR2 0HL
Type: Householder Application
Proposal : Erection of single storey rear extension

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04508/DISC
Location : 89 Hyde Road
South Croydon
CR2 9NS
Type: Discharge of Conditions
Ward : **Sanderstead**
Proposal : Discharge of condition 16 (accessibility) attached to planning permission 20/00108/FUL for demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 12.11.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04674/HSE
Location : 46 Montague Avenue
South Croydon
CR2 9NH
Type: Householder Application
Ward : **Sanderstead**
Proposal : Demolition of garage, erection of single/two storey front/side/rear extensions and construction of roof lights in the rear roof slope.

Date Decision: 16.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04708/HSE
Location : 25 Holmwood Avenue
South Croydon
CR2 9HZ
Type: Householder Application
Ward : **Sanderstead**
Proposal : Demolition of existing conservatory and erection of single storey rear extension.

Date Decision: 16.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04799/DISC **Ward : Sanderstead**
Location : 145 Norfolk Avenue **Type: Discharge of Conditions**
South Croydon
CR2 8BY
Proposal : Discharge of condition 2 - external facing materials attached to permission 19/01917/CONR for Variation of condition 1 (alterations to the proposed plans in regards to the site boundary, massing and layout of the proposed building), condition 4 (cycle storage details submitted) and condition 7 (amended flood risk assessment) linked to planning application for the 18/03101/FUL for the Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage.

Date Decision: 11.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04856/HSE **Ward : Sanderstead**
Location : 19 Barnfield Road **Type: Householder Application**
South Croydon
CR2 0EZ
Proposal : Demolition of existing glazed conservatory and construction of a single storey rear extension with pitched roof to the rear of the property.
Enclosure of existing open porch and side extension to create a new enclosed porch/hallway extension to the front of the property.
Conversion of an existing garage into a habitable room with associated internal and external alterations.

Date Decision: 11.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04906/TRE **Ward : Sanderstead**
Location : 49 Rectory Park **Type: Consent for works to protected trees**
South Croydon
CR2 9JR
Proposal : 1 x Beech tree - Reduce crown by 2.5m (TPO no. 19, 1983)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04943/HSE **Ward : Sanderstead**
Location : The Ridings Type: Householder Application
Church Way
South Croydon
CR2 0JQ

Proposal : Proposed first floor extension to existing bungalow with an increase to the ridge height of the existing roof to create Chalet bungalow.

Date Decision: 11.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04950/HSE **Ward : Sanderstead**
Location : 11 Ellesmere Drive Type: Householder Application
South Croydon
CR2 9EH

Proposal : Conversion of existing garage to a habitable room and the erection of a single storey front extension.

Date Decision: 16.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05060/TRE **Ward : Sanderstead**
Location : 1 Arkwright Road Type: Consent for works to protected
South Croydon trees
CR2 0LN

Proposal : T1 - Beech - To reduce crown by 4 - 5m, back to last reduction points
T2 - Sycamore - To crown reduce by 2m, back to previous reduction points
T3 - Sycamore - To crown reduce by 3m, back to previous reduction points
(TPO No. 43, 2008)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05195/PDO
Location : Fitzroy Court
6 Whitehorse Road
Croydon
CR0 2AX

Ward : Selhurst
Type: Observations on permitted
development

Proposal : Removal and replacement of 3no. antennas, removal of 3no. MHA, installation of a GPS node and other associated ancillary and fixing equipment as described in the plans.

Date Decision: 08.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05136/TRE
Location : 24 Glade Gardens
Croydon
CR0 7UA

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

Proposal : T1 Oak tree - Crown thin by 10% - Cut back lateral growth near house to clear house by 2m maximum cut size of 25mm.
(TPO 16, 2002)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05137/TRE
Location : 21 Glade Gardens
Croydon
CR0 7UA

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

Proposal : T1 Lime tree - Crown thin by 10%- Cut back 1 bough near house to clear by 3m
T2 Oak tree- Crown thin by 10%- Remove 4 low branches to clear road by 5m
(TPO 16, 2002)

Date Decision: 10.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : Addington Golf Club
197-205 Shirley Church Road
Croydon
CR0 5AB

Type: Discharge of Conditions

Proposal : Discharge of Condition 13 of (Written Scheme of Investigation) of planning permission 17/01174/FUL (Demolition of existing clubhouse, construction of new clubhouse, changes to existing access and parking infrastructure, to include landscaping)

Date Decision: 08.11.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05116/LP
Location : 11A West Way Gardens
Croydon
CR0 8RA

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

Proposal : Proposed single-storey side extension

Date Decision: 12.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05273/FUL
Location : 45 - 51 Brighton Road
South Croydon
CR2 6ED

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

Proposal : Conversion of vacant retail unit into 4no. 2bed dwellings, with ancillary cycle and refuse stores, and amended upper floor access.

Date Decision: 09.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/01136/OUT
Location : 19A Junction Road
South Croydon
CR2 6RA

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

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Proposal : Demolition of the existing Building and erection of a 3-storey building containing 7 apartments (2 x 3-bed and 5 x 1-bed).

Date Decision: 09.11.21

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03602/DISC **Ward : South Croydon**
Location : Land To Rear Of 23 And 25 Normanton Road Type: Discharge of Conditions
South Croydon
CR2 7AE

Proposal : Discharge of condition 9 (Cycle parking and waste storage) attached to planning permission 20/02352/FUL relating to the construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping

Date Decision: 12.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04142/HSE **Ward : South Croydon**
Location : 17 Croham Mount Type: Householder Application
South Croydon
CR2 0BR

Proposal : Alterations, erection of two storey side, single storey side (other side of the property) and single/two storey rear extension.

Date Decision: 17.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04183/DISC **Ward : South Croydon**
Location : 6 Croham Valley Road Type: Discharge of Conditions
South Croydon
CR2 7NA

Proposal : Details pursuant to Conditions No.8 (Bicycle storage), No.9 (Biointing) and No.12 (External Ramp) from PP. 19/05034/FUL Demolition of existing house, erection of a two storey building plus roof space to provide 9 apartments, provision of 8 car parking spaces, refuse store and new landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Date Decision: 11.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04355/DISC
Location : 56 South Park Hill Road
South Croydon
CR2 7DW

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (CO2 emissions) attached to permission 18/05458/FUL dated 03/01/19 for the demolition of the existing house and erection of an apartment block comprising 8no. apartments, together with cycle storage, amenity space, a refuse/ recycling store and landscaping

Date Decision: 16.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04896/PA8
Location : O/S Emmanuel Hall
Rockhampton Road
South Croydon

Ward : South Croydon
Type: Telecommunications Code
System operator

Proposal : Proposed 15.0m high monopole telecommunications mast with wraparound cabinet at base and associated ancillary works. To be located on the grass verge of Rockhampton Road, opposite the Emmanuel Centre.

Date Decision: 15.11.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03279/HSE
Location : 304 Holmesdale Road
South Norwood
London
SE25 6PP

Ward : South Norwood
Type: Householder Application

Proposal : Proposed ground floor rear extension, floor plan redesign and associated works

Date Decision: 19.11.21

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 182 Livingstone Road
Thornton Heath
CR7 8JW
Type: Householder Application
Proposal : Ground floor rear extension.
Date Decision: 17.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04780/HSE
Location : 32 Foulsham Road
Thornton Heath
CR7 8LQ
Type: Householder Application
Ward : Thornton Heath
Proposal : Alterations, erection of single-storey rear extension, outbuilding in rear garden and replacement front entrance gates.

Date Decision: 12.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04872/FUL
Location : 24 Sandfield Road
Thornton Heath
CR7 8AU
Type: Full planning permission
Ward : Thornton Heath
Proposal : Alterations, conversion of single dwelling to form 3 bedroom HMO for 5 occupants (C4) on the ground floor with two-bedroom flat on first and second floors.

Date Decision: 19.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04921/GPDO
Location : 97 Whitehorse Lane
South Norwood
London
SE25 6RA
Type: Prior Appvl - Class A Larger House Extns
Ward : Thornton Heath
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 16.11.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Level: Delegated Business Meeting

Ref. No. : 21/04952/GPDO
Location : 1 Cranbrook Road
Thornton Heath
CR7 8PQ

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 09.11.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02647/FUL
Location : Former Gas Distribution Station
Factory Lane
Croydon
CR0 3RL

Ward : Waddon
Type: Full planning permission

Proposal : Infilling and reprofiling (enabling works) of the gasholders site.

Date Decision: 09.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03353/HSE
Location : 1 Bramley Close
South Croydon
CR2 6NQ

Ward : Waddon
Type: Householder Application

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

Date Decision: 11.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04089/ADV

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : Land To The North Of 13 Stafford Road
Croydon
CR0 4NG

Type: Consent to display
advertisements

Proposal : Removal of the three existing advertisement hoardings (2x 48-Sheet, 1x 96-sheet) and the erection of one freestanding internally illuminated digital advertisement display (equivalent in size to a 48-sheet hoarding).

Date Decision: 09.11.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04942/HSE
Location : 4 Duppas Avenue
Croydon
CR0 4BX

Ward : **Waddon**
Type: Householder Application

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

Permission would allow the kitchen to moved back in to the existing dining area, the current kitchen would become the dining area with bi-fold doors accessing the garden which has been landscaped.

The design incorporates the character of the property and brickwork, with subtle references to the detail around the existing windows.

The roof will be pitched and mirror the existing roof angle of the property.

Date Decision: 12.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01880/DISC
Location : 40A - 40G Enmore Road
South Norwood
London
SE25 5NG

Ward : **Woodside**
Type: Discharge of Conditions

Proposal : Details of Refuse Management Plan pursuant to Condition 4 of planning permission 19/01404/ful granted Erection of additional fourth storey to existing flatted scheme to provide 1 x 2 bed flat with external private amenity space.

Date Decision: 16.11.21

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04902/DISC **Ward : Woodside**
Location : Land R/o 8-10 Carmichael Road **Type: Discharge of Conditions**
South Norwood
London
SE25 5LT
Proposal : Details pursuant to the discharge of conditions 5 (Landscaping), 6 (CLP) and 7 (Lighting)
from planning permission 20/01681/FUL for 'Removal of rear outbuildings and erection of
two new homes'
Date Decision: 18.11.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05287/LP **Ward : Woodside**
Location : 63 Sandown Road **Type: LDC (Proposed) Operations**
South Norwood **edged**
London
SE25 4XD
Proposal : Erection of proposed L-shaped dormer and front roof lights
Date Decision: 16.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03072/LP **Ward : West Thornton**
Location : 41 Boston Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 3EG
Proposal : Erection of L-shape dormer extension in the rear roof slope and on the rear outrigger,
insertion of 2no. rooflights in the front roof slope, and the alteration of the existing first
floor rear window.
Date Decision: 12.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03747/FUL **Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2021

Location : 518 London Road
Thornton Heath
CR7 7HQ
Type: Full planning permission
Proposal : Erection of a garage associated with the Doctors Surgery
Date Decision: 18.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04776/FUL
Location : 14 Dovercourt Avenue
Thornton Heath
CR7 7LG
Type: Full planning permission
Ward : West Thornton
Proposal : Demolition of the existing side garage and erection of single storey side and rear extensions to facilitate the conversion of the house into 2 flats, with associated works.
Date Decision: 12.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04789/HSE
Location : 7 Boston Road
Croydon
CR0 3EG
Type: Householder Application
Ward : West Thornton
Proposal : Single storey rear infill extension
Date Decision: 11.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05430/AUT
Location : 32 Aylesford Avenue Beckenham BR3 3SD
Type: Consultation from Adjoining Authority
Ward : Out Of Borough
Proposal : Hip to gable roof alterations to include ridge height increase with rear dormer, Juliet balcony, front rooflights and elevational alterations (Adjoining Borough consultation from London Borough of Bromley)
Date Decision: 12.11.21

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

22.11.2021 to 03.12.2021

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. : | 21/03410/FUL | Ward : | Addiscombe East |
| Location : | 54 Elgin Road Croydon CR0 6XA | Type: | Full planning permission |
| Proposal : | Construction of a single storey rear extension and two storey side extension. | | |
| Date Decision: | 23.11.21 | | |

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04493/HSE
Location : Cherrywood
4 Cheyne Walk
Croydon
CR0 7HG
Proposal : Demolition of the existing side projection and erection of a new single storey side extension to the house
Date Decision: 23.11.21

Ward : Addiscombe East
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05273/PA8
Location : Rooftop At 1-63
Stroud Green Gardens
Croydon
Proposal : Part removal of existing rooftop antennas and radio equipment housing; erection of new rooftop freestanding antennas and replacement upgraded cabinets, installation of cabling and ancillary equipment for 5G provision
Date Decision: 03.12.21

Ward : Addiscombe East
Type: Telecommunications Code System operator

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05460/GPDO
Location : 49 Parkview Road
Croydon
CR0 7DF
Proposal : Erection of a single storey rear extension.
Date Decision: 03.12.21

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

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05552/CAT
Ward : Addiscombe East

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 239 Addiscombe Road Type: Works to Trees in a
Croydon Conservation Area
CR0 6SQ
Proposal : T1 Lime - Crown reduction, thin and clean.
Date Decision: 29.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/03599/DISC Ward : **Addiscombe West**
Location : Land Adjacent To East Croydon Station And Type: Discharge of Conditions
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.
Proposal : Discharge of condition 29 (lighting scheme) attached to planning permission
17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building
ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with
flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground
and first floor level of the two towers and associated amenity, play space, hard and soft
landscaping, public realm, cycle parking and car parking with associated vehicle
accesses
Date Decision: 26.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/05204/CONR Ward : **Addiscombe West**
Location : 4 Vincent Road Type: Removal of Condition
Croydon
CR0 6ED
Proposal : Variation of condition 1 (approved plans) of planning permission Ref. 19/04418/FUL for
minor changes to fenestration and rooflights, change in window materials
(aluminium/timber to UPVC), minor increase in rear extension height, reduction in dormer
height and internal and site layout changes
Date Decision: 25.11.21

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

Level: Delegated Business Meeting

Ref. No. : 21/00900/DISC Ward : **Addiscombe West**
Location : Land Adjacent To East Croydon Station And Type: Discharge of Conditions
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 202 Turnpike Link
Croydon
CR0 5NZ
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04914/NMA
Location : Land Adjacent To East Croydon Station And
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.
Ward : **Addiscombe West**
Type: Non-material amendment

Proposal : Non Material Amendment (relating to planning approval 17/05046/FUL) for the erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses (as amended by previous NMA's)

Date Decision: 26.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04915/NMA
Location : Land Adjacent To East Croydon Station And
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.
Ward : **Addiscombe West**
Type: Non-material amendment

Proposal : Non Material Amendment (relating to planning approval 17/05046/FUL) for the erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses (as amended by previous NMA's)

Date Decision: 26.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04934/LP
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 20 Turnpike Link
Croydon
CR0 5NX
Type: LDC (Proposed) Operations
edged
Proposal : Lawful development certificate application for a single storey rear extension
Date Decision: 23.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04953/LP
Location : 198 Morland Road
Croydon
CR0 6NF
Type: LDC (Proposed) Operations
edged
Ward : **Addiscombe West**
Proposal : Erection of single-storey rear/side extension, erection of L-shaped rear dormer extension and installation of 3 rooflights in front roofslope.
Date Decision: 23.11.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05051/FUL
Location : 135 Addiscombe Court Road
Croydon
CR0 6TX
Type: Full planning permission
Ward : **Addiscombe West**
Proposal : Retrospective application for two rooflights (one to the front and one to the rear) and use of the loft space as a habitable room
Date Decision: 25.11.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05071/DISC
Location : 40-60, 42 & 42A Cherry Orchard Road
Croydon
CR0 6BA
Type: Discharge of Conditions
Ward : **Addiscombe West**
Proposal : Discharge of Condition 2 - Landscaping - attached to planning permission 18/03320/FUL for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.
Date Decision: 29.11.21

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|------------------------------------|
| Ref. No. : | 21/05238/LP | Ward : | Bensham Manor |
| Location : | 14 Berne Road Thornton Heath CR7 7BG | Type: | LDC (Proposed) Operations edged |
| Proposal : | Erection of Hip to Gable and rear dormer extensions. Insertion of roof level side elevation window and provision of two rooflights in front roof slope. | | |

Date Decision: 03.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|---|
| Ref. No. : | 21/05248/GPDO | Ward : | Bensham Manor |
| Location : | 18 Ecclesbourne Road Thornton Heath CR7 7BN | Type: | Prior Appvl - Class A Larger House Extns |
| Proposal : | Erection of single storey rear extensions projecting out by 5.96m and 3.5m from the rear walls of the original house with a height to the eaves of 2.6m and a maximum height of 2.7m | | |

Date Decision: 25.11.21

Approved (prior approvals only)

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|---|
| Ref. No. : | 21/05404/GPDO | Ward : | Bensham Manor |
| Location : | 38 Braemar Avenue Thornton Heath CR7 7RG | 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 2.6 metres and a maximum height of 3.88 metres | | |

Date Decision: 01.12.21

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : Ground Floor Shop
18 Chipstead Valley Road
Coulsdon
CR5 2RA

Type: Consent to display
advertisements

Proposal : Erection of a new illuminated fascia sign and illuminated projecting sign.

Date Decision: 23.11.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/02846/FUL

Ward : Coulsdon Town

Location : 41 Fairdene Road
Coulsdon
CR5 1RD

Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and the construction of a three storey plus lower ground floor level building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping (Re-Consultation for Committee Meeting)

Date Decision: 24.11.21

Permission Refused

Level: Planning Committee

Ref. No. : 21/03163/FUL

Ward : Coulsdon Town

Location : Bankview Apartments
96 Brighton Road
Coulsdon
CR5 2FN

Type: Full planning permission

Proposal : Extension to the existing building with the addition of 7 flats.

Date Decision: 29.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04482/HSE

Ward : Coulsdon Town

Location : 150 St Andrews Road
Coulsdon
CR5 3HE

Type: Householder Application

Proposal : Proposed two storey side extension, single storey side/rear extension, loft conversion, porch extension and internal alterations

Date Decision: 22.11.21

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

Date Decision: 26.11.21

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03392/FUL

Ward : Fairfield

Location : 45 Chatsworth Road
Croydon
CR0 1HF

Type: Full planning permission

Proposal : Erection of single storey rear extension.

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03451/FUL

Ward : Fairfield

Location : Green Dragon House
64 - 70 High Street
Croydon
CR0 9XN

Type: Full planning permission

Proposal : Replacement of cladding with non-combustible materials

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04186/NMA

Ward : Fairfield

Location : 21 - 27 Sheldon Street
Croydon
CR0 1SS

Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : Non- Material amendment LPA ref: 19/05985/CONR (Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking (amended description)

Date Decision: 03.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04472/FUL

Ward : **Fairfield**

Location : Flat, 9 Woodstock Road
Croydon
CR0 1JS

Type: Full planning permission

Proposal : Conversion of flat at first and second floors into two self-contained flats facilitated by removal of rear elevation external stairwell, external alterations and installation of rooflight to front roof slope

Date Decision: 03.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04629/FUL

Ward : **Fairfield**

Location : Ryan House
96 Park Lane
Croydon
CR0 1JB

Type: Full planning permission

Proposal : Change of use basement and ground floor from residential (Class C3) to commercial/business/office (Class E(g)(i) with associated works (including new windows and entrance door at ground floor, provision of bike parking and provision of refuse stores)

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05279/HSE

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 90 Edridge Road
Croydon
CR0 1EF
Type: Householder Application
Proposal : Erection of single storey rear extension
Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05646/ENVS
Location : Citiscape, Drummond Road And 25 Frith Road
Croydon
CR0 1TW
Type: Environmental Impact Screening Opinion
Ward : **Fairfield**
Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for the demolition of the existing building and structures and the construction of two replacement buildings up to 18 storeys in height comprising up to 131 residential units (use class C3) including a basement car park for up to 10 vehicles and other associated works.
Date Decision: 25.11.21

Environmental Impact Assessment Not Req.

Level: Delegated Business Meeting

Ref. No. : 21/00188/HSE
Location : 3 Wheat Knoll
Kenley
CR8 5JT
Type: Householder Application
Ward : **Kenley**
Proposal : Erection of single storey rear extension and formation of raised terrace and staircase to rear.
Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01273/OUT
Location : 50 Welcomes Road
Kenley
CR8 5HD
Type: Outline planning permission
Ward : **Kenley**
Proposal : Demolition of a single-family dwellinghouse and erection of 3-storey block and two 2-storey houses (5x 3-bed, 3x 2-bed) with associated parking refuse and cycle storage (Outline).

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Date Decision: 25.11.21

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/01699/FUL **Ward : Kenley**
Location : 8 Abbots Lane **Type: Full planning permission**
Kenley
CR8 5JH
Proposal : Demolition of a single-family dwelling and erection of 4 x 4 storey houses with associated access, parking spaces, cycle storage and refuse store.

Date Decision: 02.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02425/FUL **Ward : Kenley**
Location : 67 Welcomes Road **Type: Full planning permission**
Kenley
CR8 5HA
Proposal : Demolition of the existing property and erection of a 3 storey building above a basement car park to provide 8 flats with associated landscaping.

Date Decision: 26.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04753/FUL **Ward : Kenley**
Location : 119 Valley Road **Type: Full planning permission**
Kenley
CR8 5BY
Proposal : Change of use for part of the ground floor from C3 residential to use as a speech therapist practice (use class F1(a), previously D1), and extension of operating days.

Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04984/LP **Ward : Kenley**
Location : 38 Wattendon Road **Type: LDC (Proposed) Operations**
Kenley **edged**
CR8 5LU

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : Erection of garden building with accommodation for changing room and plant room to service existing swimming pool with study/home office.

Date Decision: 03.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05197/HSE
Location : 13 Oaks Way
Kenley
CR8 5DT

Ward : **Kenley**
Type: Householder Application

Proposal : Alterations, erection of single storey rear extension

Date Decision: 03.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05291/TRE
Location : 20 Driftwood Drive
Kenley
CR8 5HT

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

Proposal : T1 Pine: 2 metre reduction to North facing lateral branches.
T2 Ash: 2 Metre crown reduction up to a 25mm max cut size.
T6 Pine: 2 Metre crown reduction up to a 25mm max cut size.
(TPO 5, 1996)

Date Decision: 26.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05399/TRE
Location : 42 Welcomes Road
Kenley
CR8 5HD

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

Proposal : T1 Yew: Crown Reduce by 1 metre up to a max cut size of 25mm.

Date Decision: 29.11.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Ref. No. : 21/05099/HSE **Ward : New Addington North**
Location : 132 Headley Drive **Type: Householder Application**
Croydon
CR0 0QG
Proposal : Demolition of existing conservatory and erection of a single-storey rear extension.

Date Decision: 01.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04107/HSE **Ward : New Addington South**
Location : 82 Wolsey Crescent **Type: Householder Application**
Croydon
CR0 0PF
Proposal : Erection of a single storey rear extension (retrospective application).

Date Decision: 26.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04210/LP **Ward : Norbury Park**
Location : 31 Virginia Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 8EL
Proposal : Erection of hip to gable and rear dormer extension and installation of 4 rooflights in front
roofslope.

Date Decision: 23.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04465/FUL **Ward : Norbury Park**
Location : 300 Norbury Avenue **Type: Full planning permission**
Norbury
London
SW16 3RL
Proposal : Alterations, conversion of single-dwelling to form 1 x 3b, 1 x 2b and 4 x 1b and provision
of associated cycle and refuse storage.

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Date Decision: 03.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04642/HSE
Location : 10 Gibson's Hill
Norbury
London
SW16 3JN
Ward : **Norbury Park**
Type: Householder Application
Proposal : Proposed two storey side extension, rear ground and first floors extension and conversion of roof into habitable space. Creation of front porch and side extension to garage

Date Decision: 01.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04993/HSE
Location : 42 County Road
Thornton Heath
CR7 8HN
Ward : **Norbury Park**
Type: Householder Application
Proposal : Alterations and erection of a single storey rear extension and first floor side extension above existing garage.

Date Decision: 24.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05075/LP
Location : 149 Covington Way
Norbury
London
SW16 3AQ
Ward : **Norbury Park**
Type: LDC (Proposed) Operations edged
Proposal : Erection of hip to gable and rear dormer extension and installation of 3 rooflights in front roofslope.

Date Decision: 24.11.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03865/FUL **Ward : Norbury And Pollards Hill**
Location : The Norbury Trading Estate **Type: Full planning permission**
Units 1 - 7, Craginsh Avenue
Norbury
London
SW16 4RW

Proposal : Change of use of Units 1-3 from B2/E(g)(iii)/F1(f) to Use Classes E(g)(iii) and B8 and change of use of Unit 4 from F1(f) to Use Class E(g)(iii)

Date Decision: 26.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04757/FUL **Ward : Norbury And Pollards Hill**
Location : 2 Stanford Road **Type: Full planning permission**
Norbury
London
SW16 4PY

Proposal : Conversion of existing basement involving excavation and the formation of front and rear light wells to provide a one-bed, self-contained flat

Date Decision: 22.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05041/LP **Ward : Norbury And Pollards Hill**
Location : 1351 London Road **Type: LDC (Proposed) Use edged**
Norbury
London
SW16 4BE

Proposal : Change of use from Pharmacy (Class E(a)) to Restaurant (Class E(b)).

Operating time will be 12-11pm

Date Decision: 25.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Ref. No. : 21/05059/FUL **Ward : Norbury And Pollards Hill**
Location : 1351 London Road **Type: Full planning permission**
Norbury
London
SW16 4BE
Proposal : Erecting extractions and ventilation duct system at rear elevation of the premises and associated works.

Date Decision: 29.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05180/HSE **Ward : Norbury And Pollards Hill**
Location : 33 Pollards Hill West **Type: Householder Application**
Norbury
London
SW16 4NU
Proposal : Erection of single-story rear extension.

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05221/GPDO **Ward : Norbury And Pollards Hill**
Location : 35 Pollards Hill South **Type: Prior Appvl - Class A Larger House Extns**
Norbury
London
SW16 4LW
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3 metres

Date Decision: 24.11.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/04412/HSE **Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 114 Chaldon Way
Coulsdon
CR5 1DE
Type: Householder Application
Proposal : Erection of a single storey side/rear extension

Date Decision: 03.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04842/HSE
Location : 37 Bradmore Way
Coulsdon
CR5 1PF
Type: Householder Application
Ward : Old Coulsdon
Proposal : Erection of part two storey part single storey side and rear extension and single storey front extension.

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05472/LP
Location : 108 The Glade
Coulsdon
CR5 1SN
Type: LDC (Proposed) Operations edged
Ward : Old Coulsdon
Proposal : Erection of rear dormer including roof lights on front elevation

Date Decision: 24.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05592/CAT
Location : Bradmore Farm
Bradmore Green
Coulsdon Road
Coulsdon
CR5 2LQ
Type: Works to Trees in a Conservation Area
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : Conifer (T1) - To section fell mature Conifer located by the garage.
Hawthorne (T2) & Laurel (T3) - To reduce mature Hawthorne and Laurel located behind the above Conifer to 8ft and trim the sides.
Yew (T4) & Thuja Plicata (T5) - To reduce mature Yew tree and small Thuja Plicata located along the left hand rear boundary by 2.5m in height and trim the sides.
Pine (T6) - To reduce overlong branch from Pine tree located in the front garden, growing towards the building by 2.0 to reduce the overhang.
Walnut (T7) - To lift mature Walnut located in the rear garden to give 2.5m round clearance.
Yew (T8) & Hazel (T9) - To reduce mature Yew and Hazel located on the right hand rear boundary by 1.5m.

Date Decision: 29.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04467/HSE
Location : 3 Mapledale Avenue
Croydon
CR0 5TE
Proposal : Demolition of two storey linked garage and erection of two storey side extension and single storey side extension
Ward : **Park Hill And Whitgift**
Type: Householder Application

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/00820/CONR
Location : R/o 38 & 40 Riddlesdown Avenue
Purley
CR8 1JJ
Proposal : SECTION 73 APPLICATION: Seeking to remove condition 5 (Tree protection) attached to planning permission 19/02094/FUL.
Ward : **Purley Oaks And Riddlesdown**
Type: Removal of Condition

Date Decision: 29.11.21

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 443A Brighton Road
South Croydon
CR2 6EU
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 Part (b) (Phase 2 Intrusive Site Investigation Remediation Strategy) of planning permission 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 01.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01625/FUL
Location : 14 Oakwood Avenue
Purley
CR8 1AQ
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing property and erection of a 4 storey building comprising 18 flats above basement car parking, with associated amenity space and hard and soft landscaping.

Date Decision: 01.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 20/02894/HSE
Location : 8 Woodcote Lane
Purley
CR8 3HA
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of rear ground floor extension and raised enlarged patio, demolition of existing garage, erection of single storey side building and alterations to fenestration.

Date Decision: 03.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/03751/CONR
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : Development Site Former Site Of Type: Variation of Condition
3 Olden Lane
Purley
CR8 2EH

Proposal : Variation of Condition 1 (approved plans) attached to planning permission ref.19/00110/FUL for demolition of the existing dwelling and detached garage. Erection of a two/three storey building to provide 8 units with associated parking/access, landscaping, internal refuse and external cycle stores (involving minor alterations to window and door details; brick work and internal layout).

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/04128/FUL Ward : **Purley And Woodcote**
Location : 22 Hartley Down Type: Full planning permission
Purley
CR8 4EA

Proposal : Demolition of the existing dwelling and erection of a three storey building containing 7 flats.

Date Decision: 25.11.21

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

Level: Planning Committee

Ref. No. : 20/05419/DISC Ward : **Purley And Woodcote**
Location : 59 - 63 Higher Drive Type: Discharge of Conditions
Purley
CR8 2HR

Proposal : Part discharge of condition number 8 (details) attached to planning permission ref. 19/03282/FUL (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage).

Date Decision: 26.11.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/00348/DISC Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 23 Silver Lane
Purley
CR8 3HJ
Type: Discharge of Conditions

Proposal : Discharge of condition number 5 (CLP) attached to planning permission ref. 19/04121/FUL (Demolition of the existing gate lodge and erection of a 9 bedroom house with associated landscaping and car parking at 23 Silver Lane Purley CR8 3HJ).

Date Decision: 03.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00954/FUL
Location : 58 Old Lodge Lane
Purley
CR8 4DF
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces.

Date Decision: 03.12.21

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

Level: Planning Committee

Ref. No. : 21/01167/DISC
Location : 67 Higher Drive
Purley
CR8 2HR
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Details of condition 7 (Tree Protection Plan) pursuant to permission 20/01484/FUL for the Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces at 67 Higher Drive Purley CR8 2HR

Date Decision: 22.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01989/TRE
Location : 26 Rose Walk
Purley
CR8 3LG
Type: Consent for works to protected trees
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : T1 Pine: Fell (disfigured and storm damaged)
(TPO no.2, 2001)

Date Decision: 29.11.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/02391/HSE
Location : 12 Meadow Hill
Purley
CR8 3HL
Proposal : Proposed outbuilding within rear garden
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02420/FUL
Location : 13A Russell Hill
Purley
CR8 2JB
Proposal : Demolition of the existing house and erection of a part three storey and part 4 storey building to create 2no. 3 bedroom flats, 5no. 2 bedroom and 2no. one bedroom flats, together with associated parking, cycle storage, bin & recycling storage and landscaping.
Ward : **Purley And Woodcote**
Type: Full planning permission

Date Decision: 02.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04002/HSE
Location : 3 Hartley Way
Purley
CR8 4EJ
Proposal : Alterations, erection of two storey side extension incorporating a hip to gable roof extension, gable end roof extension and roof extensions to the existing property with gable features front and rear and dormer extensions on the front, side and rear roofslopes and balcony
Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 03.12.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Level: Delegated Business Meeting

Ref. No. : 21/04156/FUL **Ward : Purley And Woodcote**
Location : 3 Monahan Avenue **Type: Full planning permission**
Purley
CR8 3BB
Proposal : Demolition of existing bungalow and erection of a 2 storey dwelling plus lower ground floor, a garage at the front of the site and associated ground works.

Date Decision: 23.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04231/FUL **Ward : Purley And Woodcote**
Location : 58 Highfield Road **Type: Full planning permission**
Purley
CR8 2JG
Proposal : Alterations, including erection of part single storey part two storey side and rear extensions, roof alterations including recessed balcony in the rear roof slope and roof lights in the rear and side roof slopes, construction of vehicular crossover and alteration of single dwelling into two separate units.

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04367/DISC **Ward : Purley And Woodcote**
Location : 126 Foxley Lane And 1 Woodcote Drive **Type: Discharge of Conditions**
Purley
CR8 3NE
Proposal : Discharge of conditions 3 (construction logistics) and 7 (contamination) attached to permission 20/01174/FUL for the Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.

Date Decision: 26.11.21

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/04841/ADV **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : Chestnut Gardens Care Home
95 Foxley Lane
Purley
Type: Consent to display
advertisements

Proposal : The installation of three post mounted directional signs and one wall mounted directional sign.

Date Decision: 25.11.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04843/HSE
Location : 85 Downs Court Road
Purley
CR8 1BJ
Type: Householder Application
Ward : **Purley And Woodcote**

Proposal : Alterations, including the erection of a two storey side extension.

Date Decision: 30.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05001/DISC
Location : 8 Woodcote Drive
Purley
CR8 3PD
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Proposal : Discharge of condition 3 - external facing materials attached to planning permission 20/00277/FUL for 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: 25.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05033/DISC
Location : 8 Woodcote Drive
Purley
CR8 3PD
Type: Discharge of Conditions
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : T5 Horse Chestnut: Fell due to leaf minor
T14 Horse Chestnut: Fell due to leaf minor
T15 Ash Tree: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T17 Horse Chestnut: Fell due to leaf minor
T18 Sycamore: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T20 Sycamore: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T21 Sycamore: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T26 Beech: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T27 Sweet Gum: Reduce branches hanging over roadside to give 3.0m ground clearance from the road
T28 Cherry Plum: Fell due to poor condition
T46 Horse Chestnut: Fell due to old fire damage
T51 Horse Chestnut: Fell due to leaf minor
T53 Scots Pine: Fell as the main leader of the tree has a huge bend in the trunk that could cause failure as the tree increases in size each year.
T64 Horse Chestnut: Fell due to leaf minor
T66 Horse Chestnut: Fell due to leaf minor
T84 Magnolia: To reduce and reshape by approximately 1.0m
G86 Various Fruit Trees: Reduce all fruit trees back to previous reduction points
G90 Laurel: Reduce down to 3.0m in height and reduce back in width on garden side by 3.0m to allow more light
G91 Laurel: Reduce down to 3.0m in height and reduce back in width on garden side by 3.0m to allow more light

Date Decision: 29.11.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03452/FUL
Location : 103 - 107 Purley Downs Road
South Croydon
CR2 0RH

Ward : Sanderstead
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : Demolition of three detached dwellings and erection of 15 houses plus a 3 storey block comprising 19 flats (34 units total) with 2 vehicular access points, car parking, private gardens and landscaping.

Date Decision: 26.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03984/HSE **Ward : Sanderstead**
Location : 45 Onslow Gardens **Type: Householder Application**
South Croydon
CR2 9AF
Proposal : Erection of two storey side extension and front porch extension. Alterations to existing outbuilding including increase in height for use as home office

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04553/TRE **Ward : Sanderstead**
Location : 7 East Hill **Type: Consent for works to protected trees**
South Croydon
CR2 0AL
Proposal : T1 - Cedar: Prune back lower branching to leave a clearance of 1m between building and tree parts and prune back all remaining lateral limbs by 0.5m.
T2 - Prune back lower branching to leave a clearance of 1m between building and tree parts and prune back all remaining lateral limbs by 0.5m.
T3 - Prune back lower branching to leave a clearance of 1m between building and tree parts and prune back all remaining lateral limbs by 0.5m.
(TPO 15, 1993)

Date Decision: 30.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04797/FUL **Ward : Sanderstead**
Location : 112 Purley Downs Road **Type: Full planning permission**
South Croydon
CR2 0RR
Proposal : The erection two new dwellings on land to the rear of the existing semi-detached dwelling and associated works.

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 28 Palace Green
Croydon
CR0 9AG
Type: Householder Application

Proposal : Alterations including the erection of a part single, part two storey front and side extension, and part single, part two storey rear extension.

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03678/HSE
Ward : **Selsdon And Addington Village**
Location : 30 Crossways
South Croydon
CR2 8JL
Type: Householder Application

Proposal : Alterations, erection of hip to gable and rear dormer extension, first-floor side extension and front porch extension, conversion of existing garage to habitable room and installation of 3 rooflights in front roofslope

Date Decision: 23.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04232/HSE
Ward : **Selsdon And Addington Village**
Location : 157 Farley Road
South Croydon
CR2 7NN
Type: Householder Application

Proposal : Demolition of existing garage; Erection of part single part two storey side / rear extension and associated external works and landscaping.

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04378/HSE
Ward : **Selsdon And Addington Village**
Location : 41 Littleheath Road
South Croydon
CR2 7SG
Type: Householder Application

Proposal : .Alterations including erection of a part single, part two storey front and side extension and single storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05268/TRE
Location : 8 Suffield Close
South Croydon
CR2 8SZ
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees
Proposal : G1 - 3 x Silver Birch - Reduce crowns of trees back to previous cut points, by approx 3-4m to maintain reasonable size and allow for more light
T1 Acacia - Reduce crown by 3m to previous cut points to clear the roof and reduce overall size
(TPO 104)

Date Decision: 26.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05455/TRE
Location : 5 Beech Way
South Croydon
CR2 8QR
Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees
Proposal : T1, Ash - Fell to ground level. Tree is in severe decline with majority of the crown dead.
(TPO 104)

Date Decision: 29.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04786/FUL
Location : 16B St James's Park
Croydon
CR0 2UT
Ward : **Selhurst**
Type: Full planning permission
Proposal : Loft conversion to the flat including velux windows to the front roof slope and a mansard extension with dormer windows to the rear roof slope

Date Decision: 26.11.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : Peter Kennedy Court
180 Orchard Way
Croydon
CR0 7LX

Type: Consent for works to protected trees

Proposal : T1 Mulberry - Crown lift to 4 metres measured from ground level.

T2 Sycamore - Left side of driveway entrance: Crown lift to give a ground clearance of 5m over the driveway and 3m over the pavement. Prune back lower branch toward Croydon sign, by 1m.

T3 Holly - Overhanging pavement on Orchard Way, opp. Burrell Close. Crown lift to give a ground clearance of 3m above the pavement. Reduce spread of remaining lower branches by 1m approx. to maintain visibility of the '20' sign.

G4 Various species - Trees and shrubs overhanging right boundary onto Sloane Walk: Prune back to boundary, all regrowth shoots, up to 1.5m above the top of the fence. Crown lift trees which overhang the road (5 no. prunus; 3 no. Oak; 1 no. Ash; 1 no. Willow) to give a ground clearance of 5.5m. Remove broken branch from mature ash. Reduce lateral spread over road of 1 no. Oak growing toward lamppost 005, by 1.5m to maintain clearance to the lamppost and house.

T5 Willow (dead) - Opposite Dorchester Court : Remove
(TPO 41, 1979)

Date Decision: 29.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05535/LP
Location : 10 Nursery Close
Croydon
CR0 5EU

Ward : Shirley North
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable roof extension with a rear dormer and two roof lights to front.

Date Decision: 30.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05662/LP
Location : 29 Aldersmead Avenue
Croydon
CR0 7SA

Ward : Shirley North
Type: LDC (Proposed) Use edged

Proposal : Conversion of garage to habitable room and an installation of front window

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Date Decision: 30.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05801/LP

Location : 179 The Glade
Croydon
CR0 7UL

Ward : Shirley North

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer

Date Decision: 03.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02600/DISC

Location : Mills Court
59 Upper Shirley Road
Croydon
CR0 5HE

Ward : Shirley South

Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (landscaping) and 7 (cycle parking and refuse store) attached to permission 20/03291/FUL dated 18/12/20 for demolition of existing building and erection of a two storey building with accommodation at both basement and roof levels to provide a total of 9 residential units with 6 car parking spaces, and associated cycle parking, refuse storage, outdoor amenity space and landscaping.

Date Decision: 24.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03851/HSE

Location : 56 Temple Avenue
Croydon
CR0 8QB

Ward : Shirley South

Type: Householder Application

Proposal : Conversion of garage to shed, erection of a single-storey rear extension and associated works.

Date Decision: 25.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04979/HSE
Location : 8 Oaks Road
Croydon
CR0 5HL
Ward : **Shirley South**
Type: Householder Application
Proposal : Removal of existing conservatory and construction of two single storey rear extensions (one at either end of the house).

Date Decision: 30.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05461/PDO
Location : 148 - 150 Gorse Road
Croydon
CR0 8LD
Ward : **Shirley South**
Type: Observations on permitted development
Proposal : Removal and replacement of 3No. Existing antennas with 3No. Upgraded antennas located on the rooftop, the installation of 1No. GPS unit and ancillary development thereto.

Date Decision: 29.11.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05593/LP
Location : 134 Upper Shirley Road
Croydon
CR0 5HA
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged
Proposal : Erection of Single storey rear extension and Garage conversion

Date Decision: 24.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Ref. No. : 21/01697/DISC **Ward : South Croydon**
Location : Land To Rear Of 23 And 25 Normanton Road Type: Discharge of Conditions
South Croydon
CR2 7AE

Proposal : Discharge of Conditions 3 (Construction Logistic Plan) for planning permission 20/02352/FUL, dated 26/03/2021: ' Construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping

Date Decision: 25.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03098/FUL **Ward : South Croydon**
Location : 57 St Augustine's Avenue Type: Full planning permission
South Croydon
CR2 6JQ

Proposal : Change of use from C3 dwellinghouse to C4 HMO (6 occupiers), including provision of bin and cycle storage

Date Decision: 24.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04609/DISC **Ward : South Croydon**
Location : Montello Apartments Type: Discharge of Conditions
23 South Park Hill Road
South Croydon
CR2 7DZ

Proposal : Discharge of condition 5 (Drainage) attached to permission 20/03992/FUL for Erection of two, 3 bedroom semi-detached houses to the rear of the existing building. Redesign of the communal garden. Provision of new bin & bike store.

Date Decision: 02.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04879/LP **Ward : South Croydon**
Location : 27 Chelsham Road Type: LDC (Proposed) Operations
South Croydon edged
CR2 6HZ

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Proposal : Loft conversion with rear dormer & front Velux roof lights

Date Decision: 24.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05036/HSE
Location : 6 Croham Park Avenue
South Croydon
CR2 7HH
Proposal : Proposed demolition of porch and part of rear extension. Erection of single / two storey front / rear extension with loft extension and dormer windows, to include increase in ridge height.

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

Date Decision: 26.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05724/LP
Location : 236 Brighton Road
South Croydon
CR2 6AH
Proposal : Erection of hip to gable of roof conversion with a rear dormer and outrigger and 3 roof lights to the front roof slope.

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

Date Decision: 01.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01032/FUL
Location : 5 Dagmar Road
South Norwood
London
SE25 6HZ
Proposal : Demolition of the existing dwelling and construction of a new four storey building comprising 8 apartments with associated private and communal amenity space, refuse and cycle storage

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

Date Decision: 02.12.21

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

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Date Decision: 03.12.21

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/05222/GPDO
Location : 72 Windsor Road
Thornton Heath
CR7 8HF

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 24.11.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02928/FUL
Location : 518 Purley Way
Croydon
CR0 4RE

Ward : Waddon
Type: Full planning permission

Proposal : Provision of additional windows and skylights into building.

Date Decision: 25.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03550/FUL
Location : 8 Duppas Avenue
Croydon
CR0 4BX

Ward : Waddon
Type: Full planning permission

Proposal : Extension of roof space to side and rear roof extension

Date Decision: 23.11.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03750/HSE

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 49 Barrow Road
Croydon
CR0 4EZ
Type: Householder Application
Proposal : Single storey detached outbuilding
Date Decision: 03.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03875/HSE
Location : 15 Benson Road
Croydon
CR0 4LR
Type: Householder Application
Ward : **Waddon**
Proposal : Alterations, erection of a single storey rear extension
Date Decision: 03.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03942/HSE
Location : 49 Coldharbour Road
Croydon
CR0 4DY
Type: Householder Application
Ward : **Waddon**
Proposal : Erection of a two storey side extension and part two/part single storey rear extension
Date Decision: 23.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04544/DISC
Location : Land Rear Of 13 To 73 Stafford Road
Duppas Hill Road
Croydon
Type: Discharge of Conditions
Ward : **Waddon**
Proposal : Details pursuant to Conditions 15 (Groundwater contamination) and Condition 29 (Piling) attached to planning permission 19/02049/FUL.
Date Decision: 26.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04560/LP
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 62 The Ridgeway
Croydon
CR0 4AE
Type: LDC (Proposed) Operations
edged

Proposal : Erection of front porch.

Date Decision: 23.11.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05282/DISC
Location : Indus Court
152 Epsom Road
Croydon
CR0 4UP
Type: Discharge of Conditions
Ward : Waddon

Proposal : 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: 03.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05293/TRE
Location : Oaklands
113 Haling Park Road
South Croydon
CR2 6NN
Type: Consent for works to protected
trees
Ward : Waddon

Proposal : T1 -To remove lowest limb on Sycamore parallel with fence
T2 -To remove two branches on Sycamore growing over drying area
T4 - To fell dying Cherry
T5 - To crown lift Yew tree by 2 metres measured from ground level and to crown reduce by 1 metre up to a max cutsize of 25mm.
T6 - To fell Lawson Cypress
T7 - To cut back Sycamore from road and lift canopy to give three metre clearance (TPO 16, 1969)

Date Decision: 26.11.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04494/NMA
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : Development Site Former Site Of Type: Non-material amendment
19 - 23 Clifford Road
South Norwood
London
SE25 5JJ

Proposal : Non- Material Amendment 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: 25.11.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05046/FUL Ward : Woodside
Location : 652 Davidson Road Type: Full planning permission
Croydon
CR0 6DJ

Proposal : Alterations, conversion of single dwelling to form 1x 3bed and 1 x 2bed flats and formation of first-floor recessed balcony

Date Decision: 01.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05057/FUL Ward : Woodside
Location : 66 Cobden Road Type: Full planning permission
South Norwood
London
SE25 5NX

Proposal : Alterations, conversion of single dwelling to form 1x 3 bed and 1x 1 bed flats, erection of single-storey rear extension, formation of first-floor roof terrace and provision of associated refuse and cycle storage

Date Decision: 29.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05213/PAD Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 220 - 222 Portland Road
South Norwood
London
SE25 4QB

Type: Determination prior approval
demolition

Proposal : Demolition of buildings forming a boiler house, workshop and three garages

Date Decision: 26.11.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05223/HSE

Location : 23 Lindfield Road
Croydon
CR0 6HN

Ward : **Woodside**
Type: Householder Application

Proposal : Conversion of loft to habitable space. Erection of rear roof extension. Installation of two rooflights to front roofslope.

Date Decision: 01.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05549/LP

Location : 8 Estcourt Road
South Norwood
London
SE25 4SD

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

Proposal : Rear dormer window and front facing roof lights

Date Decision: 22.11.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05634/LP

Location : 99 Howard Road
South Norwood
London
SE25 5BY

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

Proposal : Hip to gable loft conversion erection of dormer to the rear roof and roof lights to the front roof.

Date Decision: 26.11.21

Certificate Refused (Lawful Dev. Cert.)

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Location : 31A Limpsfield Avenue
Thornton Heath
CR7 6BG
Type: Full planning permission

Proposal : Retrospective application for a single storey building to the rear of 31 Limpsfield Avenue used as a granny annexe with a separate address

Date Decision: 25.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05045/HSE
Location : 64 Marden Crescent
Croydon
CR0 3ER
Type: Householder Application
Ward : **West Thornton**
Proposal : Alterations, demolition of existing garage and erection of two-storey side extension to provide granny annexe

Date Decision: 29.11.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05105/HSE
Location : 22 Oakwood Road
Croydon
CR0 3QS
Type: Householder Application
Ward : **West Thornton**
Proposal : Erection of a single storey rear extension and rear dormer with rooflights to front

Date Decision: 01.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05217/GPDO
Location : 70 Harcourt Road
Thornton Heath
CR7 6BW
Type: Prior Appvl - Class A Larger House Extns
Ward : **West Thornton**

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 3.63 metres

Date Decision: 24.11.21

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 6th December 2021

Level: Delegated Business Meeting

Ref. No. : 21/05331/GPDO
Location : 82 Fairlands Avenue
Thornton Heath
CR7 6HE

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with an eaves height of 3 metres and a maximum height of 3.6 metres

Date Decision: 03.12.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05629/DISC
Location : Liberty House
12 Willett Road
Thornton Heath
CR7 6AA

Ward : West Thornton
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 - Landscaping - attached to Planning Permission 12/02749/P for Demolition of existing buildings, erection of 2 four storey buildings, comprising a total of 14 one bedroom, 29 two bedroom and 7 three bedroom flats, alterations to existing vehicular access and provision of 31 associated parking spaces.

Date Decision: 03.12.21

Approved

Level: Delegated Business Meeting

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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

06/12/2021 to 17/12/2021

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. : | 21/02128/DISC | Ward : | Addiscombe East |
| Location : | Land Rear Of 30 Northampton Road Fronting Carlyle Road Croydon | Type: | Discharge of Conditions |

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Level: Delegated Business Meeting

Ref. No. : 21/02353/HSE
Location : 105 Addiscombe Road
Croydon
CR0 6SG
Ward : **Addiscombe West**
Type: Householder Application
Proposal : Retrospective application for replacement boundary fence and gates with new vehicular access
Date Decision: 17.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04874/LP
Location : 16 Amberley Grove
Croydon
CR0 6ND
Ward : **Addiscombe West**
Type: LDC (Proposed) Operations edged
Proposal : Installation of replacement window in side elevation.
Date Decision: 14.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05823/PDO
Location : Hazeldean Road,
Near Junction With Altyre Road,
Croydon,
London,
CR9 5AB
Ward : **Addiscombe West**
Type: Observations on permitted development
Proposal : Removal and replacement of 1no equipment cabinet with associated ancillary works thereto.
Date Decision: 07.12.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03887/FUL
Location : 17 Melfort Road
Thornton Heath
CR7 7RS
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Conversion of two first floor self-contained flats into a single flat

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Level: Delegated Business Meeting

Ref. No. : 21/05387/GPDO **Ward : Bensham Manor**
Location : 34 Langdale Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 7PP

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.11 metres

Date Decision: 07.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02082/FUL **Ward : Broad Green**
Location : 18 Oakfield Road **Type: Full planning permission**
Croydon
CR0 2UA

Proposal : Demolition of existing dwellinghouse and construction of three storey building with habitable roof space to contain nine self-contained flats

Date Decision: 15.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/02697/FUL **Ward : Broad Green**
Location : City House **Type: Full planning permission**
420 London Road
Croydon
CR0 2NS

Proposal : Removal of combustible external cladding with replacement of non-combustible cladding materials.

Date Decision: 14.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04650/FUL **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 2 Greenside Road
Croydon
CR0 3PL
Type: Full planning permission

Proposal : Conversion of flat at first and second floors into two self-contained flats facilitated by roof extension to main rear roof slope and rear outrigger roof slope

Date Decision: 14.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04651/FUL
Location : 66 Oakfield Road
Croydon
CR0 2UB
Type: Full planning permission
Ward : **Broad Green**

Proposal : Alterations, conversion of property to form 1x studio flat, 1x 1-bed flat and 2x 2-bed flats, erection of L-shaped rear dormer and single-storey side/rear extension, formation of front lightwell to basement, installation of 2 rooflights in front roofslope and provision of associated landscaping, cycle and refuse stores.

Date Decision: 09.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04941/HSE
Location : 49 Westcombe Avenue
Croydon
CR0 3DE
Type: Householder Application
Ward : **Broad Green**

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

Date Decision: 06.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04954/LE
Location : 11 Farquharson Road
Croydon
CR0 2UH
Type: LDC (Existing) Use edged
Ward : **Broad Green**

Proposal : Certificate of lawful (existing) use for a House in Multiple Occupation (HMO) for 4 occupants prior to the Article 4 Direction

Date Decision: 15.12.21

Lawful Dev. Cert. Granted (existing)

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Removal of the existing antennas and shroud and the installation of a replacement shroud with 3 no. replacement antennas. Existing 1 no. equipment cabinet to be removed and replaced with 1 no. equipment cabinet.

Date Decision: 09.12.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05759/PDO
Location : Pavement At Junction Of Factory Lane And Roman Way,
Croydon,
CR9 3RA
Ward : **Broad Green**
Type: Observations on permitted development

Proposal : Removal and replacement of 1no equipment cabinet with associated ancillary works thereto.

Date Decision: 14.12.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05760/PDO
Location : Land Opposite 4 Ampere Way
Croydon
CR0 4WT
Ward : **Broad Green**
Type: Observations on permitted development

Proposal : Removal of 2no existing equipment cabinets to be replaced with 1no new cabinet and associated ancillary works thereto.

Date Decision: 14.12.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03879/CONR
Location : Foresters Hall
25-27 Westow Street
Upper Norwood
London
SE19 3RY
Ward : **Crystal Palace And Upper Norwood**
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Variation of Conditions 1 (Cooking of food) and 2 (Use) of LPA ref: 14/01942/P (Use as a mixed A1/A3 coffee shop) to allow use of the premises as an opticians.

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05143/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 286 Grange Road (Land R/O 284-290 Grange Road)
Upper Norwood
London
Type: Full planning permission

Proposal : Erection of a two storey building to contain two homes, with associated site alterations

Date Decision: 06.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05325/PA8 **Ward : Crystal Palace And Upper Norwood**

Location : Fitzroy Gardens
Crystal Palace
London
SE19 2NP
Type: Telecommunications Code System operator

Proposal : Proposed Telecommunications installation consisting of 18m high mast, cabinets and associated equipment

Date Decision: 13.12.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05518/PA8 **Ward : Crystal Palace And Upper Norwood**

Location : 55 - 133 College Green
Upper Norwood
London
SE19 3PR
Type: Telecommunications Code System operator

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Level: Delegated Business Meeting

Ref. No. : 21/05578/HSE **Ward : Coulsdon Town**
Location : 4 Woodcote Grove Road **Type: Householder Application**
Coulsdon
CR5 2AA
Proposal : Demolition of existing side extension and 'lean-to' utility room; erection of new single-storey side and rear extension with internal alterations.
Date Decision: 15.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02434/FUL **Ward : Fairfield**
Location : 30 - 32 South End **Type: Full planning permission**
Croydon
CR0 1DN
Proposal : Construction of additional storey to front of building, two additional stories at the rear and external alterations to provide a total of five additional self-contained flats
Date Decision: 16.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03257/FUL **Ward : Fairfield**
Location : 75 George Street **Type: Full planning permission**
Croydon
CR0 1LD
Proposal : Change of use of ground floor and basement from betting shop (Use Class Sui Generis) to restaurant and cafe (Use Class E(b)) facilitated by single storey rear extension, installation of flue and external alterations to rear elevation.
Date Decision: 07.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03917/FUL **Ward : Fairfield**
Location : Flat 2, 42 Lansdowne Road **Type: Full planning permission**
Croydon
CR0 2BD

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Erection of 2 dormer extensions in the rear roof slopes and roof lights in the front roof slope

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04775/DISC

Ward : Fairfield

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

Type: Discharge of Conditions

Proposal : Discharge of condition 23 (refuse collection strategy and management plan) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 10.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05175/HSE

Ward : Fairfield

Location : 49 Southbridge Road
Croydon
CR0 1AG

Type: Householder Application

Proposal : Single storey side extension

Date Decision: 07.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05251/PA8

Ward : Fairfield

Location : Centrale Shopping Centre
Croydon
CR0 1TY

Type: Telecommunications Code
System operator

Proposal : Proposed rooftop telecommunications installation upgrade and associated ancillary works.

Date Decision: 08.12.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Ref. No. : 20/06250/OUT **Ward : Kenley**
Location : 46 Welcomes Road **Type: Outline planning permission**
Kenley
CR8 5HD
Proposal : The erection of a frontage block of six flats and a pair of semi-detached house; and the demolition of the existing detached bungalow.
Date Decision: 09.12.21

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/00836/DISC **Ward : Kenley**
Location : 1 The Grange **Type: Discharge of Conditions**
Firs Road
Kenley
CR8 5LH
Proposal : Discharge of Conditions 10 (CLP), 14 (construction logistics management plan) and 15 (visitor cycle parking) attached to Planning Permission 19/03839/FUL for Erection of a new two storey side extension and single storey rear extension and conversion of existing building to provide 9 no. 1 and 2 bedroom flats together with associated access, parking and landscaping.
Date Decision: 07.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02084/OUT **Ward : Kenley**
Location : 54 Welcomes Road **Type: Outline planning permission**
Kenley
CR8 5HD
Proposal : Erection of 8 no. 2 storey semi-detached houses arranged over four buildings with associated landscaping, parking and vehicular access.
Date Decision: 15.12.21

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03000/TRE **Ward : Kenley**
Location : Oakdene **Type: Consent for works to protected trees**
5A Uplands Road
Kenley
CR8 5EE
Proposal : T1 - Quercus cerris: Crown Reduction of 4 metres.
(TPO 131 & 14, 1974)

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Date Decision: 07.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04230/GPDO

Ward : Kenley

Location : 36 Valley Road
Kenley
CR8 5BQ

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of an additional storey to the existing bungalow (increasing the height of the bungalow from 5.6 metres to 8.4 metres)

Date Decision: 07.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04616/DISC

Ward : Kenley

Location : Coombe Bank
6 Church Road
Kenley
CR8 5DU

Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (surface water drainage), 7 (biodiversity enhancement strategy), 13 (external materials), 15 (landscaping), and 25 (lighting) of planning reference 20/03852/FUL for the 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: 09.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04970/HSE

Ward : Kenley

Location : 38 Wattendon Road
Kenley
CR8 5LU

Type: Householder Application

Proposal : Demolition of existing conservatory. Erection of single storey rear extension, front extension to garage and part conversion of garage to habitable room

Date Decision: 06.12.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Level: Delegated Business Meeting

Ref. No. : 21/05139/DISC **Ward : Kenley**
Location : Sycamores **Type: Discharge of Conditions**
Kenley Lane
Kenley
CR8 5DF
Proposal : Discharge of condition 3 (external facing materials), condition 7 (construction logistics plan) and condition 8 (surface water drainage) attached to planning permission 20/02074/FUL for Demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping
Date Decision: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05405/HSE **Ward : Kenley**
Location : 10 Somerton Close **Type: Householder Application**
Purley
CR8 4BA
Proposal : Erection of single storey rear extension.
Date Decision: 17.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05427/HSE **Ward : Kenley**
Location : 120 Valley Road **Type: Householder Application**
Kenley
CR8 5BU
Proposal : Retrospective application for the retention of a raised platform for parking space.
Date Decision: 15.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05450/HSE **Ward : Kenley**
Location : 148 Hayes Lane **Type: Householder Application**
Kenley
CR8 5HQ
Proposal : Alterations including the erection of a two storey side and rear extension.
Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05618/HSE **Ward : Kenley**
Location : 19 Hermitage Road **Type: Householder Application**
Kenley
CR8 5EA
Proposal : To convert the existing garage into a habitable room with new aluminium doors.
Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05645/HSE **Ward : Kenley**
Location : 137 Old Lodge Lane **Type: Householder Application**
Purley
CR8 4AU
Proposal : Erection of side and rear ground floor extension
Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05723/LP **Ward : Kenley**
Location : 2 Frensham Road **Type: LDC (Proposed) Operations**
Kenley **edged**
CR8 5NS
Proposal : Erection of rear dormer extension and hip to gable extension.
Date Decision: 16.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06034/TRE **Ward : Kenley**
Location : Rosebank **Type: Consent for works to protected**
15 Valley Road **trees**
Kenley
CR8 5DJ
Proposal : T1: Horse Chestnut Tree - Fell. Tree is 90% dead
(TPO no.70, 2008)

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04948/HSE
Location : 248 Norbury Avenue
Norbury
London
SW16 3RN
Proposal : Erection of outbuilding in rear garden.

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

Date Decision: 16.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05047/HSE
Location : 168 Norbury Avenue
Thornton Heath
CR7 8AG
Proposal : Alterations, erection of single-storey side/rear extension

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

Date Decision: 06.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05227/HSE
Location : 24 Norbury Hill
Norbury
London
SW16 3LB
Proposal : Erection of single storey rear extension with roof light.

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

Date Decision: 09.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05277/HSE
Location : 40 Virginia Road
Thornton Heath
CR7 8EJ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Erection of part single/part two storey side/rear extension with roof lights, rear dormer window and front roof lights.

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05301/HSE
Location : 64 Florida Road
Thornton Heath
CR7 8EW
Proposal : Erection of single storey rear extension.

Ward : Norbury Park
Type: Householder Application

Date Decision: 13.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05349/LP
Location : 38 Maryland Road
Thornton Heath
CR7 8DE
Proposal : Conversion of loft to liveable space with erection of rear dormer.

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

Date Decision: 08.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05419/HSE
Location : 36 Croft Road
Norbury
London
SW16 3NF
Proposal : Alterations, erection of hip to gable and rear dormer extensions, first-floor side extension, single-storey rear extension with raised terrace, front porch extension and provision of 3 rooflights in front roofslope.

Ward : Norbury Park
Type: Householder Application

Date Decision: 17.12.21

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 13 Kilmartin Avenue
Norbury
London
SW16 4RE
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.85 metres

Date Decision: 17.12.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05824/PDO
Location : Telephone Exchange
Craignish Avenue
Norbury
London
SW16 4DD
Ward : **Norbury And Pollards Hill**
Type: Observations on permitted
development

Proposal : Proposed upgrade to the existing telecommunications apparatus including installation of antennae and cabinets

Date Decision: 07.12.21

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05386/TRE
Location : 26 Coulsdon Court Road
Coulsdon
CR5 2LL
Proposal : 1 x scots pine (T1): fell
(TPO 26, 1985)
Ward : **Old Coulsdon**
Type: Consent for works to protected
trees

Date Decision: 15.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05615/TRE
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 19 Stanley Close
Coulsdon
CR5 2LN
Type: Consent for works to protected trees

Proposal : Oak (T1) - To crown reduce to previous reduction points.
Sessile Oak (T2) - To crown reduce to previous reduction points.
(TPO no. 34, 1991)

Date Decision: 13.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05255/HSE
Location : 20 Dittoncroft Close
Croydon
CR0 5SL
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Erection of two storey side and single storey rear extensions . Additional side extension to ground floor to provide workshop within garage.

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05302/HSE
Location : 3A Stanhope Road
Croydon
CR0 5NS
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Erection of three storey side/rear extension

Date Decision: 14.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05659/TRE
Location : 11 Dittoncroft Close
Croydon
CR0 5SL
Ward : **Park Hill And Whitgift**
Type: Consent for works to protected trees

Proposal : T1 Mulberry Tree: 2 metre crown reduction up to a max cut size of 25mm.
(TPO no. 31, 1989)

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Discharge of Condition 6 (Finished Floor Levels/Visibility Splays/Ramps/Balcony Design) attached to application 18/04264/FUL for 'Demolition of existing buildings; Erection of 2 x three/four storey buildings comprising 8 x one bedroom, 16 x two bedroom and 4 x three bedroom flats. Provision of vehicular accesses and provision of parking spaces, refuse and cycle storage and landscaping.'

Date Decision: 10.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/02901/DISC

Ward : Purley And Woodcote

Location : 37A Smitham Bottom Lane
Purley
CR8 3DE

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials) and 12 (Construction Logistics Plan) pursuant to planning permission: 18/04775/FUL dated 14.12.2018
Demolish existing building and erection of two storey building with accomodation in the roofscape to provide 7 units including the provision of associated landscaping, parking, cycle and refuse storage

Date Decision: 10.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03499/DISC

Ward : Purley And Woodcote

Location : David Clifford Court
1 - 9 Foxley Lane
Purley
CR8 3EF

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Delivery and Servicing Plan) attached to planning permission ref. 18/04742/FUL for the 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: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03680/FUL

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 32 Plough Lane
Purley
CR8 3QA
Type: Full planning permission

Proposal : Alterations, erection of 3 x three storey detached 4 bedroom houses to the rear of Larch Mead 32 Plough Lane with associated refuse and bike stores, formation of vehicular access and provision of associated parking

Date Decision: 10.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03706/HSE
Location : 6 Selcroft Road
Purley
CR8 1AD
Type: **Ward : Purley And Woodcote**
Householder Application

Proposal : Alterations including the erection of a subterranean garage and store room to the front garden, including a new cross over and forecourt parking area, landscaping, removal of trees and planting of two replacement trees.

Date Decision: 09.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04531/DISC
Location : John George Apartments
41 Russell Hill Road
Purley
Type: **Ward : Purley And Woodcote**
Discharge of Conditions

Proposal : Discharge of Condition 2 (External Materials and Maintenance Strategy) pursuant to Planning Permission Ref 18/04264/FUL granted 29/03/2020

Date Decision: 13.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04709/HSE
Location : 7 Downlands Road
Purley
CR8 4JG
Type: **Ward : Purley And Woodcote**
Householder Application

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

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Date Decision: 15.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04768/DISC **Ward : Purley And Woodcote**
Location : Woodcote Reservoir **Type: Discharge of Conditions**
Smitham Bottom Lane

Purley
CR8 3DE

Proposal : Discharge of condition 6 (materials schedule) attached to planning permission for 18/04720/FUL for the erection of 2x two storey buildings with accommodation in roof space and basement parking, in an existing reservoir, comprising a total of 9 flats: formation of vehicular access and associated landscaping.

Date Decision: 10.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05065/DISC **Ward : Purley And Woodcote**
Location : Kingsmead Court **Type: Discharge of Conditions**
10 Smitham Downs Road

Purley
CR8 4NA

Proposal : Discharge of Condition 5 (Landscaping) attached to planning permission ref. 21/02992/CONR for the variation of condition 2 (drawings) attached to permission 19/02313/FUL dated 27/09/19 for the demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage. The amendments are to the elevations, internal layouts and positioning of the rear bungalow.

Date Decision: 09.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05177/DISC **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : Chestnut Gardens Care Home
95 Foxley Lane
Purley
Type: Discharge of Conditions

Proposal : Discharge of Conditions 5 (Delivery/Servicing Plan) and 6 (Travel Plan) attached to planning permission ref. 20/01905/CONR for the 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: 07.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05183/HSE
Location : 35 Furze Lane
Purley
CR8 3EJ
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Alterations to existing single storey side/rear extension

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05205/FUL
Location : 37 Brighton Road
Coulsdon
CR5 2BF
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Change of use from single family dwellinghouse (Use Class C3) to 5 bedroom 5 person HMO (Use Class C4).

Date Decision: 07.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05294/DISC
Location : 8 Woodcote Drive
Purley
CR8 3PD
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Discharge of condition 6 - hard/soft landscaping attached to planning permission 20/00277/FUL for 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: 13.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05493/DISC
Location : 170 Foxley Lane
Purley
CR8 3NF

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Flood Risk and Surface Water Management Statement) attached to planning permission 19/02451/FUL for demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works

Date Decision: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05579/DISC
Location : 3 Upper Woodcote Village
Purley
CR8 3HE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to planning permission ref. 21/00718/HSE for alterations including the demolition of the existing rear extension and erection of two-storey rear extension, erection of a single storey front extension and enlargement of the existing garage.

Date Decision: 09.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05698/CAT
Location : 3A Furze Hill
Purley
CR8 3LB

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

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Service Berry (T1) - Fell
Conifers (G1) - To reduce in height by 4 metres
Conifers (G2) - To reduce by 2 metres
Thuja Plicata (T2) - To reduce height by 3.5 metres
Beech (T3) - Crown reduce by 2.5 metres

Date Decision: 13.12.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05699/TRE
Location : 5B Furze Hill
Purley
CR8 3LB
Proposal : T1 and T2 - Beech - Reduce lateral branches over neighbour's driveway back to previous pruning points.
(TPO 1 ,1976)
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Date Decision: 13.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05783/DISC
Location : Woodcote Reservoir
Smitham Bottom Lane
Purley
CR8 3DE
Proposal : Discharge of condition 22 (Biodiversity Enhancement Strategy) attached to planning permission 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Date Decision: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02875/FUL
Location : 77 Rectory Park
South Croydon
CR2 9JR
Ward : **Sanderstead**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Demolition of a detached bungalow and garage and the erection of 3, 2.5 storey houses each with rear private gardens and formal parking to the front.

Date Decision: 16.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04513/DISC

Ward : Sanderstead

Location : 89 Hyde Road
South Croydon
CR2 9NS

Type: Discharge of Conditions

Proposal : Discharge of condition 22 (FRA appendix) attached to planning permission 20/00108/FUL for demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 09.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/05204/HSE

Ward : Sanderstead

Location : 154 Purley Oaks Road
South Croydon
CR2 0NS

Type: Householder Application

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

Date Decision: 07.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05283/HSE

Ward : Sanderstead

Location : 28 Ashdown Gardens
South Croydon
CR2 9DR

Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Erection of ground floor rear extension, erection of raised platform, alterations to garden and garden store and erection of a fence.

Date Decision: 07.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04617/HSE **Ward : Selsdon And Addington Village**

Location : 105 Selsdon Park Road
South Croydon
CR2 8JJ Type: Householder Application

Proposal : Erection of hip-to-gable end extension to side of main roofslope and dormer extension on rear of main roofslope incorporating a Juliet balcony, Installation of two (2) rooflights onto front roofslope, and Associated alterations

Date Decision: 09.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04967/HSE **Ward : Selsdon And Addington Village**

Location : 22A Sylvan Close
South Croydon
CR2 8DS Type: Householder Application

Proposal : Alterations, including erection of side/rear extension, infill rear extension, porch, raised terrace, demolition of existing conservatory and construction of basement extension.

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05738/CAT **Ward : Selsdon And Addington Village**

Location : St Mary's Church Hall
Addington Village Road
Croydon
CR0 5AS Type: Works to Trees in a Conservation Area

Proposal : G1: 3 Ash and Sycamore groups - Reduce heights by 4m and laterally all round by 2m.

Date Decision: 13.12.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03003/FUL **Ward : Selhurst**
Location : 59 Willow Wood Crescent **Type: Full planning permission**
South Norwood
London
SE25 5PZ
Proposal : Change of use from single dwelling house (Class C3) to House of Multiple Occupation (HMO) (Class C4)

Date Decision: 13.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05305/FUL **Ward : Selhurst**
Location : 79 Milton Road **Type: Full planning permission**
Croydon
CR0 2BJ
Proposal : Alterations, conversion of single-dwelling to form 2x 2bed flats.

Date Decision: 16.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04671/HSE **Ward : Shirley North**
Location : 35 Firsby Avenue **Type: Householder Application**
Croydon
CR0 8TP
Proposal : Demolition; erection of single storey side and rear extension, alterations and extension to existing ridge height to include rooflights at rear.

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Ref. No. : 21/05129/HSE **Ward : Shirley North**
Location : 140 The Glade Type: Householder Application
Croydon
CR0 7UD
Proposal : Alterations, Erection of two storey side extension with flat roof, and erection of single-story rear extension with flat roof.

Date Decision: 06.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05182/FUL **Ward : Shirley North**
Location : 167A Shirley Road Type: Full planning permission
Croydon
CR0 8SS
Proposal : Alterations to the front elevation to include installation of rooflights and erection of dormer extension in rear roof slope; conversion of the existing flat to form 3 self contained units; with associated parking, refuse and cycle storage

Date Decision: 16.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05199/HSE **Ward : Shirley North**
Location : 25 Wickham Road Type: Householder Application
Croydon
CR0 8TA
Proposal : Erection of a single storey rear/side extension.

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05701/TRE **Ward : Shirley North**
Location : 2 Piper's Gardens Type: Consent for works to protected trees
Croydon
CR0 7LY
Proposal : G1 group of 5 Ash tree - Remove 1 lateral bough on middle tree over garden (TPO 24. 1985)

Date Decision: 13.12.21

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Date Decision: 15.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|------------------------------------|
| Ref. No. : | 21/04957/LP | Ward : | Shirley South |
| Location : | 3 Lime Tree Grove Croydon CR0 8AY | Type: | LDC (Proposed) Operations edged |
| Proposal : | Erection of dormer extension in rear roofslope and installation of rooflights in front roofslope | | |

Date Decision: 10.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

| | | | |
|------------|---|---------------|---|
| Ref. No. : | 21/05421/TRE | Ward : | Shirley South |
| Location : | 30 Upper Shirley Road Croydon CR0 5HA | Type: | Consent for works to protected trees |
| Proposal : | T1 Oak Tree - Fell due to disease (TPO 17, 1968) | | |

Date Decision: 06.12.21

Consent Refused (Tree application)

Level: Delegated Business Meeting

| | | | |
|------------|--|---------------|--------------------------|
| Ref. No. : | 20/02279/FUL | Ward : | South Croydon |
| Location : | 9 South Park Hill Road South Croydon CR2 7DY | Type: | Full planning permission |
| Proposal : | Erection of three storey side extension and refurbishment of an existing Day Nursery to provide accommodation for additional nursery rooms, refurbished nursery rooms, staff areas, amenities, outdoor garden and play area all for E1 Class use (Amended description). | | |

Date Decision: 10.12.21

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 8 High Beech
South Croydon
CR2 7QB
Type: Non-material amendment

Proposal : Non-material amendment to application 16/02310/P permitted under appeal ref APP/L5240/D/16/3157956 on 06/12/16 for the erection of single/two storey front/side/rear extensions including raised patio area; erection of dormer extensions in front, side and rear roof slopes. The amendments comprise a 'squared off' first floor rear extension (for structural reasons), reduction of the balcony area, amendments to dormers, removal of two side facing windows at first floor and replacement of side facing garage door with window.

Date Decision: 15.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05000/GPDO
Location : 172A Selsdon Road
South Croydon
CR2 6PJ
Ward : **South Croydon**
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from Class E to Class C3 to provide 4 self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 08.12.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/05296/FUL
Location : Kestrel Court
43 Haling Park Road
South Croydon
CR2 6NJ
Ward : **South Croydon**
Type: Full planning permission

Proposal : Replacement of timber windows and garden doors with Upvc; replacement of the 3no. communal entrance timber doors with powder coated aluminium doors.
(Part retrospective - 5no. flats already have uPVC windows).

Date Decision: 06.12.21

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Ref. No. : 21/05370/GPDO **Ward : South Croydon**
Location : 45 Crunden Road **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 6HL

Proposal : Erection of Single Storey Rear Extension projecting out 4.15 metres with a maximum height of 2.9 metres

Date Decision: 07.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05725/HSE **Ward : South Croydon**
Location : 236 Brighton Road **Type: Householder Application**
South Croydon
CR2 6AH

Proposal : Erection of single-storey rear extension following demolition of existing structure.

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05814/NMA **Ward : South Croydon**
Location : Rear Of Montello Apartments **Type: Non-material amendment**
23 South Park Hill Road
South Croydon
CR2 7DZ

Proposal : Non-material amendment to planning permission ref. 20/03992/FUL for the erection of two, 3 bedroom semi-detached houses to the rear of the existing building. Redesign of the communal garden. Provision of new bin & bike store.

Date Decision: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06000/DISC **Ward : South Croydon**
Location : 50 Croham Road **Type: Discharge of Conditions**
South Croydon
CR2 7BA

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Discharge of Condition 6 (Water Usage and CO2) attached to planning permission ref. 18/03621/FUL for the demolition of the existing building and erection of a three storey building comprising of 3x one bedroom and 6x two bedroom flats. Provision of associated parking, landscaping, refuse and cycle storage.

Date Decision: 07.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/02777/OUT
Location : 65 - 67 Portland Road
South Norwood
London
SE25 4UN
Ward : **South Norwood**
Type: Outline planning permission

Proposal : Outline application for the consideration of scale, appearance and layout (reserving access and landscaping) in relation to the demolition of existing and erection of 3 storey mixed-use building providing Class E (g) office use at ground floor and 8 no. residential units at first and second floor (4x2b & 4x1b)

Date Decision: 10.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05132/DISC
Location : Mek Villas
86 Holmesdale Road
South Norwood
London
SE25 6JF
Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 4 (bin storage) from planning application 20/02002/FUL for 'Conversion of single dwellinghouse to 3 flats, erection of a part single/part two storey side and rear extension, dormer extensions in the rear roof slopes, roof lights in the front roof slope, and associated cycle parking, off street car parking, refuse storage and landscaping'

Date Decision: 07.12.21

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Ref. No. : 21/05237/FUL **Ward : South Norwood**
Location : 12A Oliver Avenue **Type: Full planning permission**
South Norwood
London
SE25 6TY
Proposal : Proposed rear first floor and second floor extensions involving alterations to the roof to facilitate the conversion of the existing flat on the upper floors into two flats, with associated site alterations

Date Decision: 08.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05247/HSE **Ward : South Norwood**
Location : 12 Warminster Road **Type: Householder Application**
South Norwood
London
SE25 4DZ
Proposal : Alterations, erection of single-storey rear extension, hip to gable and rear dormer extension and installation of 3 rooflights in front roofslope

Date Decision: 14.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05446/HSE **Ward : South Norwood**
Location : 122 Holmesdale Road **Type: Householder Application**
South Norwood
London
SE25 6HY
Proposal : Demolition and erection of a single storey side and rear extension and first floor side and rear extension, installation of window on side elevation and rear elevation and provision of 2 rooflights in front roofslope (retrospective)

Date Decision: 15.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05448/GPDO **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 16 Holmewood Road
South Norwood
London
SE25 6UY

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 4 metres

Date Decision: 07.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 20/00065/FUL

Location : 22 Burlington Road
Thornton Heath
CR7 8PE

Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Demolition and erection of a building consisting of 2 x two bedroom flats, single storey rear extension to the host property and hip to gable and rear dormer, installation of 2 x crossovers, and associated refuse storage, cycle storage and landscaping

Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 20/00352/DISC

Location : 22 Beulah Road
Thornton Heath
CR7 8JE

Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (refuse and cycle storage) of LPA reference: 19/04354/FUL (The change of use of 6-person house in multiple occupation (C4) to an 8-person house in multiple occupation (sui generis) with refuse and cycle storage provisions).

Date Decision: 10.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04744/FUL

Location : 192C Parchmore Road
Thornton Heath
CR7 8HA

Ward : **Thornton Heath**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Conversion of existing single-storey shed to habitable space, and Associated internal and external alterations including raising of roof by 0.4m, landscaping, internalisation of cycle storage and provision of waste bins enclosure

Date Decision: 16.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05178/FUL

Ward : Thornton Heath

Location : 27 Zion Road
Thornton Heath
CR7 8RJ

Type: Full planning permission

Proposal : Use of the property as a small HMO (C4) for 3 people for a period of 5 years only

Date Decision: 08.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05225/LP

Ward : Thornton Heath

Location : 72 Windsor Road
Thornton Heath
CR7 8HF

Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer extension and installation of two roof lights on front roof slope.

Date Decision: 07.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05242/DISC

Ward : Thornton Heath

Location : 79 Parchmore Road
Thornton Heath
CR7 8LY

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (water usage) attached to planning permission ref. 17/00118/FUL for demolition of garage, erection of three-storey building comprising 3 two-bedroom flats, provision of associated parking and construction of refuse and cycle store.

Date Decision: 06.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05288/LP

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : 21 Foulsham Road
Thornton Heath
CR7 8LQ
Type: LDC (Proposed) Operations
edged

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

Date Decision: 09.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05463/LP
Location : 69 Whitehorse Lane
South Norwood
London
SE25 6RA
Type: LDC (Proposed) Operations
edged
Ward : **Thornton Heath**

Proposal : Ground and first floor extension, as well as rear dormer window and front facing roof
lights.

Date Decision: 13.12.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/01280/FUL
Location : 550 And 550A Purley Way
Croydon
CR0 4RF
Type: Full planning permission
Ward : **Waddon**

Proposal : Demolition of existing buildings, erection of part eight/part twelve storey building
associated with the provision of 116 new residential units, including affordable housing
and live-work units together with ancillary communal workspace, new public realm,
amenity space, car and cycle parking and supporting infrastructure after the demolition of
the existing buildings at the site.

Date Decision: 13.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03455/FUL
Location : Whitgift School
Haling Park Road
South Croydon
CR2 6YT
Type: Full planning permission
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Proposal : Installation of hybrid stitching system and associated drainage works to pitch

Date Decision: 17.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03505/OUT

Ward : Waddon

Location : R/O Green Willow, 47 Violet Lane
Croydon
CR0 4HD

Type: Outline planning permission

Proposal : Outline planning application for consideration of scale, appearance, access and layout (reserving landscaping) in relation to the construction of a three storey building to contain six self-contained flats

Date Decision: 15.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03726/DISC

Ward : Waddon

Location : Land Rear Of 13 To 73 Stafford Road
Duppas Hill Road
Croydon

Type: Discharge of Conditions

Proposal : Details pursuant to Part Dicharge Conditions 4 (Site Investigation) and Discharge Condition 6 (Archaeological Investigation) attached to planning permission 19/02049/FUL.

Date Decision: 17.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03838/DISC

Ward : Waddon

Location : 2 Barham Road
South Croydon
CR2 6LD

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction) and Condition 17 (Archaeology) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 06.12.21

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Level: Delegated Business Meeting

Ref. No. : 21/04219/HSE **Ward : Waddon**
Location : 54 Waddon Way **Type: Householder Application**
Croydon
CR0 4HW
Proposal : Single storey side/rear infill extension, first floor rear extension and external alterations
Date Decision: 07.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04483/HSE **Ward : Waddon**
Location : 253 Violet Lane **Type: Householder Application**
Croydon
CR0 4HN
Proposal : Alterations, erection of a single storey side and rear extension
Date Decision: 10.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04679/FUL **Ward : Waddon**
Location : Airport House **Type: Full planning permission**
Purley Way
Croydon
CR0 0XZ
Proposal : Installation of 8 EV high-powered charging (Tesla Supercharger) stalls; 4 AC Stalls (standard EV charging ports); substation; cabling route; fencing and associated reconfiguration of existing vehicle parking bays.
Date Decision: 09.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05908/NMA **Ward : Waddon**
Location : 4-8 Queens Way **Type: Non-material amendment**
Croydon
CR0 4BD
Proposal : Non-material amendment to PP 21/01426/FUL for the erection of a single storey extension (following demolition of existing enclosure), installation of external plant compound and external alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Date Decision: 14.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00337/FUL **Ward : Woodside**
Location : 2 Werndee Road **Type: Full planning permission**
South Norwood
London
SE25 5LB
Proposal : Alterations, erection of single storey rear extension and use of ground floor flat as 1 one bedroom and 1 studio flat and internal alterations to first floor. Alterations to layouts and construction of dormer extension to roof to allow for kitchen/living room and en-suite linking to rear first floor flat.

Date Decision: 09.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03370/FUL **Ward : Woodside**
Location : Development Site At **Type: Full planning permission**
113 - 121 Portland Road
South Norwood
London
SE25 4UN
Proposal : The erection of a mansard roof extension at the third storey level to accommodate 5 no. residential units.

Date Decision: 15.12.21

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

Level: Delegated Business Meeting

Ref. No. : 21/03503/FUL **Ward : Woodside**
Location : 155 Tennison Road **Type: Full planning permission**
South Norwood
London
SE25 5NF
Proposal : Conversion of existing house into two self-contained flats, with associated site alterations. Erection of an outbuilding in the rear garden.

Ref. No. : 21/05274/LE **Ward : Woodside**
Location : 65 Birchanger Road **Type: LDC (Existing) Use edged**
South Norwood
London
SE25 5BE
Proposal : Lawful use of the property as five self contained flats
Date Decision: 13.12.21

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05330/HSE **Ward : Woodside**
Location : 38 Howard Road **Type: Householder Application**
South Norwood
London
SE25 5BY
Proposal : Alterations, erection of two-storey side extension and front porch extension.
Date Decision: 15.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05337/DISC **Ward : Woodside**
Location : Eldon Court **Type: Discharge of Conditions**
Eldon Park
South Norwood
London
SE25 4JG
Proposal : Discharge of Condition 7 - Landscaping, attached to Planning Permission 18/06049/FUL for Demolition of existing building and erection of a 5-storey building comprising 15 residential flats (6 x one bed, 8 x two bed and 1 x three bed) together with the provision of one disabled parking space, secure cycle parking, refuse storage, private and communal amenity space, associated landscaping and infrastructure works.
Date Decision: 09.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05554/DISC **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : Former Site Of Queens Arms
40 Portland Road
South Norwood
London

Type: Discharge of Conditions

Proposal : Discharge Condition 14 (Sustainable Urban Drainage System) attached to planning permission ref. 20/06358/FUL for demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self- contained flats, Provision of cycle and refuse storage (integrated communal roof garden)

Date Decision: 15.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03669/DISC
Location : Land To The Rear Of 9-17 Campbell Road
Croydon
CR0 2SQ

Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (land contamination verification) of planning permission 17/06194/FUL dated 3/1/2019

Date Decision: 07.12.21

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03799/FUL
Location : 33 Campbell Road
Croydon
CR0 2SQ

Ward : **West Thornton**
Type: Full planning permission

Proposal : Alterations, Erection of single storey rear extensions and conversion of loft space including erection of rear dormer window, conversion of building to provide 4 flats with refuse/cycle storage and amenity spaces at 33 Campbell Road.

Date Decision: 14.12.21

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

Level: Delegated Business Meeting

Ref. No. : 21/04376/FUL
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 21st December 2021

Location : Croydon University Hospital
530 London Road
Thornton Heath
CR7 7YE

Type: Full planning permission

Proposal : Erection of dormer extension on east-facing roofslope of existing single-storey MRI building, and Alterations to west-facing side elevation of existing three-storey building involving installation of extract ductwork from ground floor to roof level and replacement of glazing with cement board cladding at ground floor

Date Decision: 08.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04812/FUL

Location : 1027 London Road
Thornton Heath
CR7 6JF

Ward : **West Thornton**

Type: Full planning permission

Proposal : Alterations, conversion of first, second and third floors to from 1x studio and 1x 2 bedroom flats and erection of rear dormer extension.

Date Decision: 14.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04820/HSE

Location : 65 Mayfield Road
Thornton Heath
CR7 6DN

Ward : **West Thornton**

Type: Householder Application

Proposal : Erection of outbuilding in rear garden.

Date Decision: 16.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05043/HSE

Location : 119 Stanley Road
Croydon
CR0 3QF

Ward : **West Thornton**

Type: Householder Application

Proposal : Alterations, erection of single-storey rear/side extension and first-floor rear extension

Date Decision: 16.12.21

Permission Granted

Level: Delegated Business Meeting

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

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.

20.12.2021 to 31.12.2021

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. : | 21/02836/HSE | Ward : | Addiscombe East |
| Location : | 22 Birch Tree Way Croydon CR0 7JY | Type: | Householder Application |
| Proposal : | Erection of detached building at rear for use as a home office/garden room/gym | | |
| Date Decision: | 22.12.21 | | |

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05487/HSE
Location : 49 Parkview Road
Croydon
CR0 7DF
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Erection of single storey rear extension.
Date Decision: 23.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06229/NMA
Location : East Croydon Medical Centre
59 - 61 Addiscombe Road
Croydon
CR0 6SD
Ward : **Addiscombe West**
Type: Non-material amendment
Proposal : The partial demolition of the existing building and erection of third floor and partial fourth floor within the roof space, four storey lift tower, front extension and a three storey side/rear extension with undercroft vehicular access and car parking (Non- material amendment to PP 17/04442/FUL to correct the description of the development)
Date Decision: 21.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04673/FUL
Location : 75 Warwick Road
Thornton Heath
CR7 7NN
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Retention of works in connection with alterations and erection of L-Shaped Dormer extension to rear roof slope (with balcony/terrace) and rear outrigger to form a 3 bedroom HMO in roof space (in association with planning permission 20/06113/FUL for Alterations, Demolition of side garage/outbuilding, erection of two storey/part single storey side/rear extension, for use as 7 Bedroom House in Multiple Occupation (HMO), provision of associated refuse storage, cycle storage and off-street parking).
Date Decision: 30.12.21

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : 89 Pemdevon Road
Croydon
CR0 3QR
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.82 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: 31.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05894/GPDO
Location : 60 Wentworth Road
Croydon
CR0 3HU
Ward : **Broad Green**
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 2.7 metres and a maximum height of 3 metres

Date Decision: 22.12.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/05542/GPDO
Location : 2 High View Close
Upper Norwood
London
SE19 2DS
Ward : **Crystal Palace And Upper
Norwood**
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 20.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05750/GPDO
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : 12 Buckleigh Way
Upper Norwood
London
SE19 2PZ

Type: **Norwood**
Prior Appvl - Class A Larger
House Extns

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

Date Decision: 22.12.21

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 21/05819/CAT

Location : 40 Harold Road
Upper Norwood
London
SE19 3PL

Type: **Ward : Crystal Palace And Upper Norwood**
Works to Trees in a
Conservation Area

Proposal : T1 Left side Oak tree - Crown reduce by 2m to previous reduction points
T2 Hornbeam bottom right hand corner - Reduce a 14m tree by 2m to previous reduction points
T3 Neighbours Apple tree - Cut back lateral growth over your garden by 2m not exceeding fence line

Date Decision: 23.12.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04898/FUL

Location : 20B And 20C The Grove
Coulsdon
CR5 2BH

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

Proposal : Alterations, extensions and linking of the 2 properties to facilitate the conversion into 6 flats in a building of 2 storeys above lower ground floor accommodation with associated car parking and amenity space.

Date Decision: 22.12.21

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Level: Delegated Business Meeting

Ref. No. : 21/04986/HSE
Location : 26 Bramley Avenue
Coulsdon
CR5 2DP
Proposal : Erection of single storey rear extension
Date Decision: 21.12.21

Ward : Coulsdon Town
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05390/GPDO
Location : 9A The Avenue
Coulsdon
CR5 2BN
Proposal : Erection of two additional stories to provide 2 self-contained residential flats (Use Class C3) (56-day Prior Approval Process)
Date Decision: 29.12.21

Ward : Coulsdon Town
Type: Prior Appvl - up to two storeys flats

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/00351/DISC
Location : Wrencote House
121 High Street
Croydon
CR0 0XJ
Proposal : Discharge of condition 5 (materials) pursuant to planning permission 19/05158/FUL.
Date Decision: 22.12.21

Ward : Fairfield
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 21/00843/FUL
Location : Land And Parking Rear Of 45
Lansdowne Road
Croydon
CR0 2BE
Proposal : Full planning permission
Date Decision: 22.12.21

Ward : Fairfield
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : 121 - 123 North End
Croydon
CR0 1TL
Type: Consent to display
advertisements

Proposal : Installation of new Advertisement Fascia sign and projecting sign

Date Decision: 21.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05474/FUL
Location : Flat 4
12 Mulgrave Road
Croydon
CR0 1BL
Type: Full planning permission
Ward : **Fairfield**
Proposal : Replacement of existing windows with double glazed UPVC windows.

Date Decision: 21.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05829/CAT
Location : 5 Mulgrave Road
Croydon
CR0 1BL
Type: Works to Trees in a
Conservation Area
Ward : **Fairfield**

Proposal : Repeat works of 17/03370/CAT

Date Decision: 23.12.21

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/06198/NMA
Location : Land Adjoining East Croydon Station,
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
Type: Non-material amendment
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Proposal : Non-material amendment to planning permission ref. 20/01503/CONR (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 E(g)(i) 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 commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b); 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) to allow for the addition of a further condition requiring the provision of Brompton cycle hire lockers in conjunction with the delivery of Plot B02.

Date Decision: 22.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04871/LP

Location : 9 Park Road
Kenley
CR8 5AS

Ward : **Kenley**

Type: LDC (Proposed) Operations
edged

Proposal : Extension to existing rear-facing dormer

Date Decision: 23.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05779/TRE

Location : Kenley House
69 Kenley Lane
Kenley
CR8 5ED

Ward : **Kenley**

Type: Consent for works to protected
trees

Proposal : T1 Deo dar cedar: 2 metre reduction
T2 Deo dar cedar: Fell
T3 Ornamental aspin: Fell
(TPO 21, 2004)

Date Decision: 23.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05501/GPDO

Location : 74 Elmside
Field Way
Croydon
CR0 9DU

Ward : New Addington North

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: 20.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05456/LP

Location : 12 Kensington Avenue
Thornton Heath
CR7 8BY

Ward : Norbury Park

Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space and erection of rear dormer.

Date Decision: 22.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05713/GPDO

Location : 9 Norbury Hill
Norbury
London
SW16 3LA

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 2.93 metres and a maximum overall height of 2.93 metres

Date Decision: 31.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/02164/FUL
Location : Solent Court
1258 London Road
Norbury
London

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Replacement of external render with non-combustible render board and associated works

Date Decision: 30.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05813/GPDO
Location : 82 Dunbar Avenue
Norbury
London
SW16 4SD

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 30.12.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/06294/LP
Location : 24 Melrose Avenue
Norbury
London
SW16 4QU

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

Proposal : Erection of rear dormer windows

Date Decision: 31.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05729/GPDO
Location : 82 Marlpit Lane
Coulsdon
CR5 2HD

Ward : Old Coulsdon
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 2.26 metres and a maximum height of 4 metres

Date Decision: 31.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05661/HSE
Location : 21 Mapledale Avenue
Croydon
CR0 5TG

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of a single storey rear extension

Date Decision: 21.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04422/ADV
Location : Bus Shelter Outside 23A Mitchley Avenue
Purley
CR8 1BZ

Ward : Purley Oaks And
Riddlesdown
Type: Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04423/ADV

Ward : Purley Oaks And

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : Bus Shelter Opposite 152 Pampisford Road
South Croydon
CR2 6DA

Type: **Riddlesdown**
Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04426/ADV

Location : Bus Shelter Outside 522 Brighton Road
South Croydon
CR2 6AU

Type: **Purley Oaks And Riddlesdown**
Consent to display
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04448/ADV

Location : Highway Verge North Of Cappella Court
725 Brighton Road
Purley
CR8 2PG

Type: **Purley Oaks And Riddlesdown**
Consent to display
advertisements

Proposal : Small format digital display freestanding sign

Date Decision: 30.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04449/ADV

Type: **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : Outside Royal Oak
Brighton Road
Purley
CR8 2BG

Type: Consent to display advertisements

Proposal : Small format digital display freestanding sign

Date Decision: 30.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04900/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 443A Brighton Road
South Croydon
CR2 6EU

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Privacy Screen Details) of planning permission 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 22.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05112/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : Oak Lodge
Sanderstead Road
South Croydon
CR2 0PB

Type: Full planning permission

Proposal : Demolition of the existing dwelling, erection of 3 storey building comprising 6 flats with associated parking, refuse and cycle facilities.

Date Decision: 30.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05297/DISC

Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Riddlesdown
Location : 443A Brighton Road
South Croydon
CR2 6EU
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (External materials and detailed drawings) of 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 22.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05604/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : 8 Purley Bury Avenue
Purley
CR8 1JB
Type: Householder Application

Proposal : A two storey side extension with a wrap-around ground floor rear extension.

Date Decision: 21.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05712/DISC
Ward : **Purley Oaks And Riddlesdown**
Location : Cappella Court
725 Brighton Road
Purley
CR8 2PG
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Cycle parking) attached to consent 19/02578/GPDO for the 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.

Date Decision: 22.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05327/DISC
Location : 170 Foxley Lane
Purley
CR8 3NF
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of condition 5 (various) attached to planning permission 19/02451/FUL for demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works
Date Decision: 30.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05502/FUL
Location : 6 Hartley Down
Purley
CR8 4EA
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : DEMOLITION OF EXISTING DWELLING AND GARAGE; ERECTION OF A THREE STOREY BUILDING WITH PART BASEMENT AND ROOF ACCOMMODATION COMPRISING EIGHT FLATS; PROVISION OF NEW ACCESS, SEVEN CAR PARKING SPACES; SECURE CYCLE AND REFUSE STORAGE AND PRIVATE AND COMMUNAL AMENITY SPACE
Date Decision: 23.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05773/HSE
Location : 8 Gravel Hill
Croydon
CR0 5BB
Ward : **Selsdon And Addington Village**
Type: Householder Application
Proposal : Erection of single-storey rear extension.
Date Decision: 31.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05792/TRE
Location : 9 Viney Bank
Court Wood Lane
Croydon
CR0 9JS

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

Proposal : G1. Consisting of 2 Common Lime trees. Reduce to previous reduction points (re-pollard).

G2. Consisting of 2 Field Maple and 1 Norway Maple trees. Reduce in height by 2m and lateral spread up to 1.5m.
(TPO 15, 2006)

Date Decision: 23.12.21

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04771/GPDO
Location : 14 -16 Strathmore Road
Croydon
CR0 2JL

Ward : **Selhurst**
Type: Prior Appvl - up to two storeys flats

Proposal : Application for Notification of Prior Approval of the GPDO 2015 - Part 20, Class A: New flats up to 2 storeys on detached blocks of flats: Proposed two storey upwards extension to form 5 flats

Date Decision: 22.12.21

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/05464/PA8
Location : Telecommunication Station Outside Unit 27
Tait Road
Croydon
CR0 2DP

Ward : **Selhurst**
Type: Telecommunications Code System operator

Proposal : Proposed upgrade of an existing base station consisting of the extension of a 15m (17.6m overall) lattice tower to 20m (22.6m overall AGL) supporting 6 no antenna, internal works to the existing cabinet with ancillary development thereto.

Ref. No. : 21/04754/HSE
Location : 194 Devonshire Way
Croydon
CR0 8BX
Ward : **Shirley South**
Type: Householder Application
Proposal : Alterations to the dwelling to include the erection of a porch extension to the front elevation.

Date Decision: 20.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05187/LP
Location : 8 The Glen
Croydon
CR0 5EN
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged

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

Date Decision: 22.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05363/LP
Location : Charnwood House
Birch Hill
Croydon
CR0 5HT
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged

Proposal : Erection of two storey rear extension, a dormer extension in rear roofslope and erection of two outbuildings.

Date Decision: 20.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05512/LP
Location : 10 Oaks Road
Croydon
CR0 5HL
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Proposal : Erection of single storey rear extension, garage conversion and alterations.

Date Decision: 22.12.21

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04388/FUL

Ward : South Croydon

Location : 88 Brighton Road
South Croydon
CR2 6AD

Type: Full planning permission

Proposal : Conversion of dwelling to 3 flats, demolition of outrigger and erection of a three storey rear extension with external staircase, hip to gable roof extension, rear dormer extension and roof lights in the front roof slope with associated landscaping, refuse and cycle storage

Date Decision: 30.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04414/ADV

Ward : South Croydon

Location : Bus Shelter Outside 438 Selsdon Road
South Croydon
CR2 0DF

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.12.21

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/04416/ADV

Ward : South Croydon

Location : Bus Shelter Opposite 8 Croham Valley Road
South Croydon
CR2 7NA

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 30.12.21

Consent Granted (Advertisement)

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Level: Delegated Business Meeting

Ref. No. : 21/05695/GPDO **Ward : South Croydon**
Location : 112 Brighton Road **Type: Prior Appvl - Class A Larger**
South Croydon **House Extns**
CR2 6AD

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 height of 3.94 metres

Date Decision: 31.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05871/DISC **Ward : South Croydon**
Location : 14 St Peter's Road **Type: Discharge of Conditions**
Croydon
CR0 1HD

Proposal : Discharge of Condition 7 (Details of the play space equipment) attached to planning permission 20/01018/CONR for demolition of existing dwelling and erection of building to provide 8 residential units (7 x 2 beds and 1 x 3 beds), with associated landscaped areas including children's play space, parking, vehicular access, cycle and refuse storage.

Date Decision: 30.12.21

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06208/PDO **Ward : South Norwood**
Location : O/S 18 Lawrence Road **Type: Observations on permitted**
South Norwood **development**
London
SE25 5AA

Proposal : Installation of 1m x 9m wooden pole (7.2m above ground) to facilitate fixed line broadband electronic communications apparatus

Date Decision: 30.12.21

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Proposal : Erection of single storey side/rear extension

Date Decision: 21.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05258/FUL

Ward : Woodside

Location : 152B Albert Road
South Norwood
London
SE25 4JT

Type: Full planning permission

Proposal : Erection of a rear dormer roof extension including 3x front roof lights and other alterations to fenestration.

Date Decision: 21.12.21

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05442/LP

Ward : Woodside

Location : 17 Enmore Avenue
South Norwood
London
SE25 5LG

Type: LDC (Proposed) Operations edged

Proposal : Conversion of loft to habitable room and erection of rear dormer.

Date Decision: 21.12.21

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05602/FUL

Ward : West Thornton

Location : 5 Jamaica Road
Thornton Heath
CR7 7HD

Type: Full planning permission

Proposal : Erection of single storey rear extension, rear dormer and rear roof terrace, conversion of single dwelling house into separate units to form 1 x 3-bed unit and 1x1 bed unit

Date Decision: 31.12.21

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05793/GPDO

Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2022

Location : 153 Silverleigh Road
Thornton Heath
CR7 6DT
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 2.85 metres and a maximum height of 3.10 metres

Date Decision: 31.12.21

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting