

Planning Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker, Sean Fitzsimons, Clive Fraser, Mark Johnson,
Humayun Kabir, Joseph Lee, Ellily Ponnuthurai and Holly Ramsey

Reserve Members: Jade Appleton, Louis Carserides, Sherwan Chowdhury,
Chris Clark, Gayle Gander, Karen Jewitt, Endri Llabuti, Luke Shortland,
Appu Srinivasan and Nikhil Sherine Thampi

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 27 April 2023** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 19 April 2023

Members of the public are welcome to attend this meeting, or you can view the webcast both live and after the meeting has completed at <http://webcasting.croydon.gov.uk>

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
020 8726 6000 x64109 as detailed above.

AGENDA – PART A

1. Apologies for absence

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

2. Disclosure of Interest

Members are invited to declare any disclosable pecuniary interests (DPIs) and other registrable and non-registrable interests they may have in relation to any item(s) of business on today's agenda.

3. 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.

4. Development presentations (Pages 5 - 6)

To receive the following presentations on a proposed development:

4.1 22/02663/PRE - 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road Croydon, CR0 2BX (Pages 7 - 58)

To demolish the existing buildings and erect a development to provide 783 residential units (Use Class C3, as build to rent), 1,667sqm office space, internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and works.

Ward: Fairfield

5. Planning applications for decision (Pages 59 - 62)

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

There are none.

6. 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.

7. Other planning matters (Pages 63 - 64)

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

7.1 Weekly Planning Decisions (Pages 65 - 148)

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 27 March 2023 and 14 April 2023.

8. Exclusion of the Press & Public

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

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

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

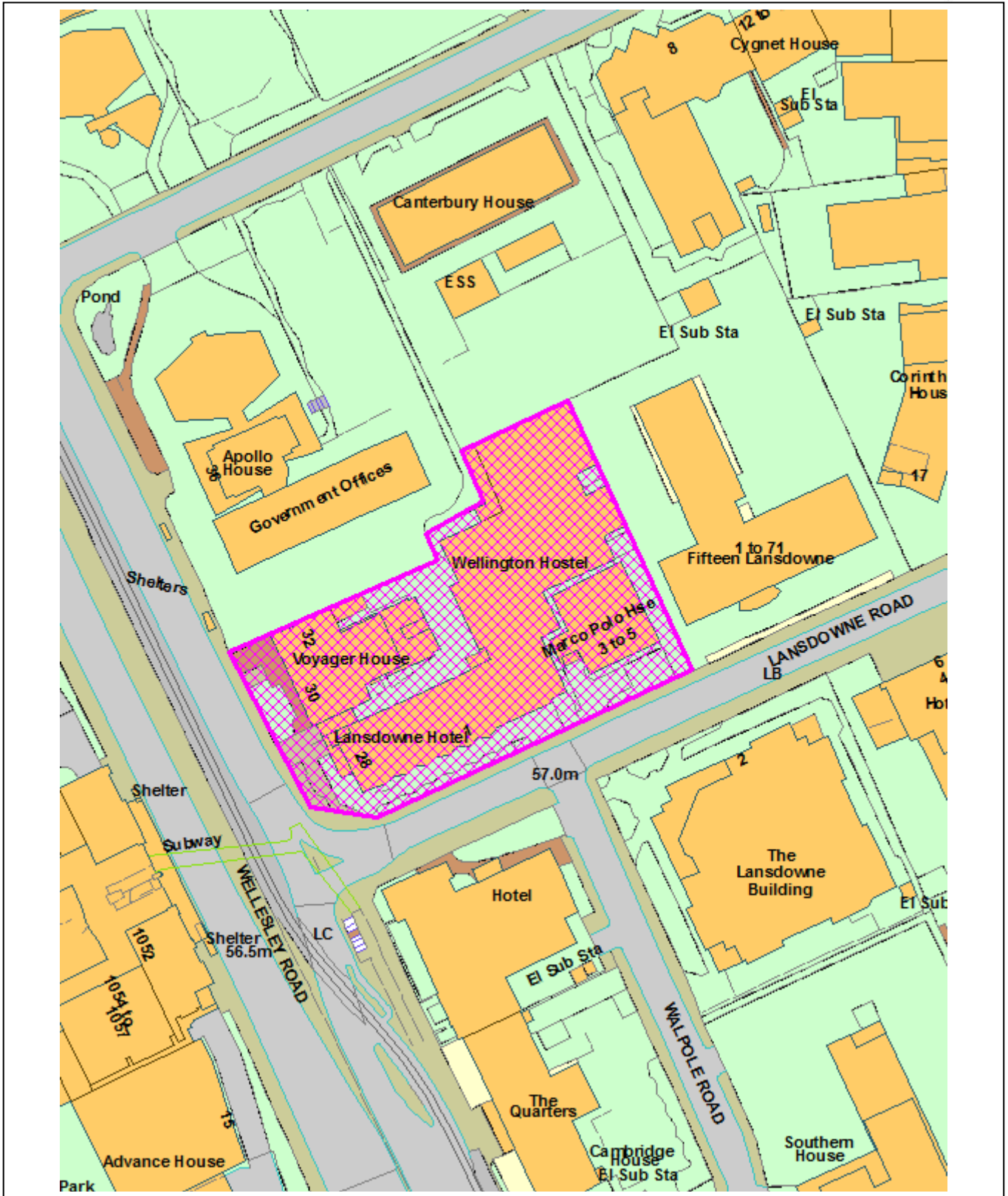
5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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1. DETAILS OF THE DEVELOPMENT

Ref: 22/02663/PRE
Location: 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road
Croydon, CR0 2BX
Ward: Fairfield
Description: To demolish the existing buildings and erect a development to provide 783 residential units (Use Class C3, as build to rent), 1,667sqm office space, internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and works.
Applicant: Greystar Europe Holdings Limited
Agent: Isobel McGeever, Icen Projects
Case Officer: Laura Field

2. PROCEDURAL NOTE

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

3. EXECUTIVE SUMMARY

- 3.1 The scheme has so far been developed through a number of pre-application meetings with officers. It was considered by the Place Review Panel (PRP) on 19th January 2023 and their views are covered in section 5.
- 3.2 Discussions so far have focused on the principle of the development, the scale/height/massing, the design approach, impact on the streetscape and heritage assets (including the Almshouses), impact on the skyline from longer range views, landscaping and public realm, impacts on neighbouring buildings (in terms of light/outlook/privacy etc.) and transportation matters. Discussions are ongoing in relation

to these matters and with regards to affordable housing provision, and technical matters such as microclimate issues, Due to its height the proposed development is referable to the Greater London Authority (GLA). The applicants have had pre-application discussions with officers of the GLA on the 28th October 2022 (with the LBC case officer in attendance). The second meeting has taken place on 22nd March 2023. Officers are awaiting the formal response from the GLA

3.3 It is anticipated that a single full planning application will be submitted to cover the whole site.

4. SITE BRIEFING

- The application site (generally level and 0.475 ha in site area) is situated at the junction of Wellesley Road and Lansdowne Road. It is approximately 300 metres from East Croydon Rail Station, 370 metres from West Croydon Rail Station and 60 metres to the east of the edge of Croydon Primary Shopping Area.
- The site is currently occupied by a hostel, a hotel and a fitness centre, café, and offices. There is a basement area which serves as a car parking and refuse area. The existing buildings on the site vary in height from 4-11 storeys. The site also includes Voyager House, which is a six-storey building fronting onto Wellesley Road. This is a vacant office building.
- Adjacent to the site and to the east, is Emerald House (12 storeys) which has been converted from office to a residential use (following on from a previous office to residential prior approval permission in 2014).
- To the west of the site lies Wellesley Road, a dual carriageway following a north/south alignment which is a major artery through Central Croydon for public transport (buses, trams) but also for private motor vehicles. On the opposite side of Wellesley Road is the shopping core of Croydon, focused around the Whitgift and Centrale Shopping Centres.
- To the south of the site is the Jury's Inn Hotel and beyond this are a number of office buildings of varying heights with retail uses fronting onto Wellesley Road at ground floor level. Beyond this is Croydon College, one of the main education providers within the Town Centre.
- To the north are various office buildings including the Home Office at Apollo House, which is a 22-storey building and Canterbury House which is an 11-storey building which has been converted into residential units following a previous office to residential prior approval permission in 2014. To the north of these office blocks is Saffron Square which comprises buildings of varying heights, including a 44-storey tower.
- To the east of the site are various office and multi-storey car parking uses. East Croydon Rail Station lies to the south east of the site and a pedestrian bridge across the tracks/platforms, linking the station directly to Lansdowne Road. Adjacent to the station are a number of sites being bought forward for development for residential and office purposes. Further to the east the character of the area changes to low rise Victorian housing.



Figure 1: Site location plan

Location

1. Landedowne building
 2. Jury's Inn Hotel
 3. Emerald House
 4. Marco Polo House
 5. YMCA
 6. Centerbury House
 7. Apollo House
 8. Voyager House
 9. Fairfield Hotel
- Site Extents

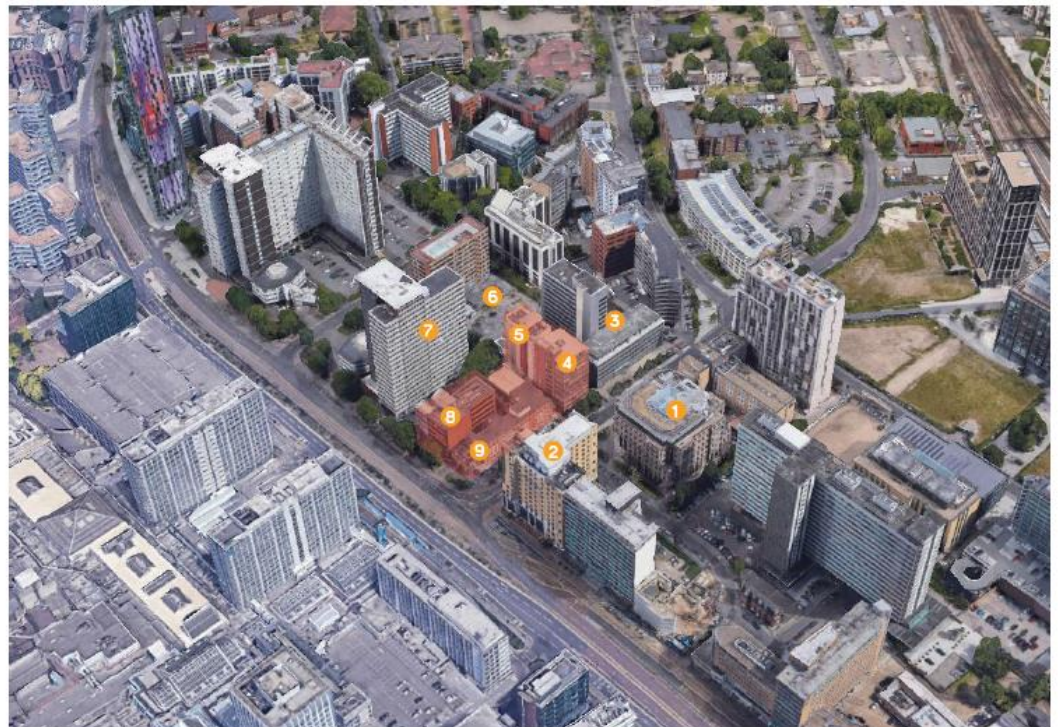


Figure 2: Site location in red

Designations

- The site is located within the Croydon Opportunity Area (COA).
- The site lies within in an area identified as suitable for tall buildings in the Croydon Local Plan 2018 and the Croydon Opportunity Area Planning Framework (OAPF) and an office retention area.

- The site is also within Croydon Metropolitan Centre, at a distance of some 60 metres from the Primary Shopping Area defined in the Croydon Local Plan Policies Map. It also lies with the Place Specific Area- Policy DM38: Croydon Opportunity Area.
- The site has excellent Public Transport Accessibility (PTAL 6B), being in close proximity to East and West Croydon Stations and numerous bus and tram links.
- A Tree Preservation Order covers 4 trees on the Lansdowne Road frontage, (TPO No. 4, 1999).
- The site in totality, is an area at risk of surface water flooding, a critical drainage area and is at risk of ground water flooding.
- All the roads around the site are within the Central Croydon Controlled Parking Zone.
- The application site is not located within a designated conservation area, nor is the building statutorily listed. However, there are several heritage assets within Croydon Town Centre including adjacent conservation areas and listed buildings, most notably the Wellesley Road (North) Conservation Area, Central Croydon Conservation Area, Church Street Conservation Area, the Grade II listed Electric House, Grade I listed Hospital of the Holy Trinity Almshouses, Grade I listed Parish Church of St Michael and all Angels, Grade I listed Parish Church of St John the Baptist (Croydon Minster) and locally listed Corinthian House. Number One Croydon is a locally listed building and a landmark building.
- The site itself lies within the site allocation 142 of the Croydon Local Plan 2018. However, this allocation does not include Voyager House.

142: 1 Lansdowne Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Croydon Opportunity Area	CR0 2BX	0.47ha	Lansdowne Hotel, YMCA Hostel and Marco Polo House	Central	High	Large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising residential, with offices, leisure and/or hotel		Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail for which sequential testing would be required, are acceptable in this location.			2021 - 2026	The Site (excluding Voyager House) has an implemented, deliverable planning permission. The developer remains in discussions with the Council with regard to a revised scheme incorporating Voyager House.	419 to 441

Figure 3: Extract from the Croydon Local Plan 2018- site allocation

The Regulation 19 partial Local Plan review (which is currently paused and therefore has very limited weight) included this site (which was expanded from the Croydon Local Plan 2018 allocation to include Voyager House). Details as below:

Site 142: 1 Lansdowne Road						
Place	Postcode	Size	Site description	Type of location	Public Transport Accessibility	Local character
Croydon Opportunity Area	CR0 2BX	0.48ha	Voyager House, Lansdowne Hotel, former YMCA Hostel and Marco Polo House	Central	High	Large buildings with surrounding space, Large buildings with well-defined building line and adjacent to other buildings, Linear Infrastructure
Description of option	Justification for option			Anticipated phasing of development	Evidence of deliverability	Indicative number of homes
Mixed use development comprising residential, with offices, leisure and/or hotel	Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Town Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail for which sequential testing would be required, are acceptable in this location.			2021-2027 - 2032	The Site (excluding Voyager House) has an implemented, deliverable planning permission. The developer remains in discussions with the Council with regard to a revised scheme incorporating Voyager House. Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	794 419 to 444

Figure 4: Extract from the Local Plan Review- site allocation

- There are other allocations on the surrounding sites. The key site allocations in relation to this development are as follows and are shown in the image below:

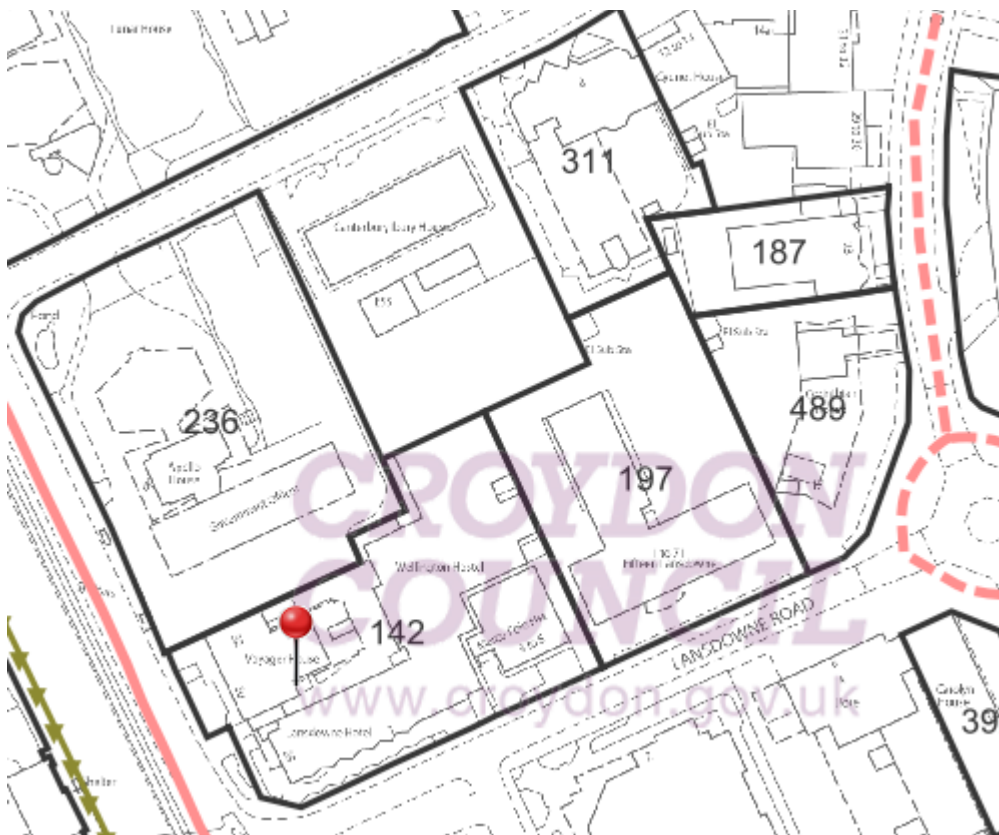


Figure 5: Local Plan Map- site allocations

197: Emerald House, 7-15 Lansdowne Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Croydon Opportunity Area	CR0 2BX	0.39ha	Office building	Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Office and residential and/or hotel (with healthcare facility if required by the NHS)		In accordance with Policy SP3 of the Croydon Local Plan 2018, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	55 to 157

218: Lunar House, Wellesley Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Croydon Opportunity Area	CR0 9YD	1.34ha	Office Block	Central	High	large buildings with surrounding space; Linear Infrastructure	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.		In accordance with Policy SP3 of the Croydon Local Plan 2018, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Conversion should be considered in the redevelopment to increase sustainability of the site.			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	188 to 542

236: Apollo House, Wellesley Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Croydon Opportunity Area	CR0 9YA	0.58ha	Office Building	Central	High	Large buildings with surrounding space	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office. There is one record of sewer flooding.		In accordance with Policy SP3 of the Croydon Local Plan 2018, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. To assist sustainability the development must incorporate acoustic measures to reduce noise impact on the development.			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	82 to 234

311: Mott Macdonald House, 8 Sydenham Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area	
Croydon Opportunity Area	CR0 2EE	0.24ha	Office building	Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings	
Description of option		Justification for option			Anticipated phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS)		In accordance with Policy SP3 of the Croydon Local Plan 2018, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon Station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. A community use could assist the sustainability of the site.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	34 to 97

Relevant Planning History

11/02986/P	Granted	On 28th March 2012, planning permission was granted for the Demolition of existing buildings and erection of a part 12, part 16, part 55 storey building, comprising residential (Use Class C3), office (Use Class B1), café/restaurant (Use Class A3), leisure (Use Class D2) and hotel (Use Class C1), with associated parking, landscaping and access. A material start on site has commenced (albeit on a limited basis).
17/03457/FUL	Granted	On 2nd October 2017, planning permission was granted for the Demolition of the existing buildings and the erection of a part 11, part 41, part 68 storey development comprising 794 residential units (Use Class C3), 35,000 sq.m (GIA) of offices (Use Class B1a), retailing/restaurant/bar uses (Class A1/A3/A4 and/or A5), public viewing gallery, swimming pool and gym (Use Class D2), with associated access and servicing, car/cycle parking, landscaped pedestrian walkways and public plaza. A material start on site has commenced (albeit on a limited basis).

As there has been a material start with both of the previous planning permissions, these are both considered to be commenced and either could be fully implemented at any time.

22/05177/ENV Not required Environmental Impact Assessment (EIA) Screening Opinion Request for the demolition for the existing buildings and construction of new buildings to the maximum height of 230mAOD and up to 50-storeys, based on 3150mm floor to floor across the typical residential levels and taller heights for the lower and top levels/roof. Proposed Development will provide:.

- Up to 825no. residential units
- Up to 6,500 sqm (GIA) of commercial floorspace, including office and retail floorspace, both of which now fall under Use Class E. This will be located on the lower floors, with an active ground floor promoting commercial operations including retail, café and restaurant uses
- Up to 30no. car parking spaces for blue badge users
- Up to 1,600 cycle parking spaces with an additional 50 space at ground level for short stay provision; and
- Associated access and servicing, car / cycle parking, and landscaped pedestrian walkways

Surrounding Area

The surrounding area contains a wide variety of building types and scale, within the central cluster a number of tall buildings are either under construction or benefit from planning permission. Those either under construction or with planning permission range in height up to 49 storey (College Tower). Ten Degrees (101 George Street -Former Essex House) is a completed Build to Rent Scheme which is a part 38 and part 44 storey building. At 96 and 98 George planning has been granted for an 11 storey building for office and café uses.

Two sites directly adjoin the site as below:

Canterbury House:

22/03745/FUL	Decision pending	Construction of a 13-storey rear extension and 2-storey roof extension to provide 97 residential units (Class C3), a new pocket park, provision of cycle and bin stores together with internal and external alterations to the existing building at Canterbury House which has been converted into residential from office use. This site lies immediately to the north.
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Emerald House:

14/01605/GPDO	Approve	Conversion to form 70 one bedroom and 51 two bedroom flats. This has been implemented.
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16/04025/P	Granted	Construction of roof extension to lower block to form 8 additional flats. This has been implemented.
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Proposal

4.1 The proposal has been amended during the course of on-going discussions. The current proposal is for the following:

- Demolition of the existing buildings.
- Erection of two buildings, Building A would be 47 storeys, fronting on to Wellesley Road and Building B would be 32 storeys, fronting on to Lansdowne Road.
- Provision of 783 flats, to be Build to Rent.
- Office space at 1,667sqm.
- 6 disabled persons' car parking spaces, accessed from Lansdowne Road.
- Provisions of 1,312 cycle parking spaces.
- Communal outdoor amenity space within the public realm and rooftops.
- Indoor communal space.
- Cycle and refuse storage within the buildings with cycle storage also in basement areas.

4.2 The current proposed unit mix comprises:

Occupancy	Units	% Mix
Studio- One bedroom 1 person	63	8
One bedroom 2 persons	390	48
Two bedroom 4 persons	254	34
Three bedroom 3 bedroom 5 person	76	10

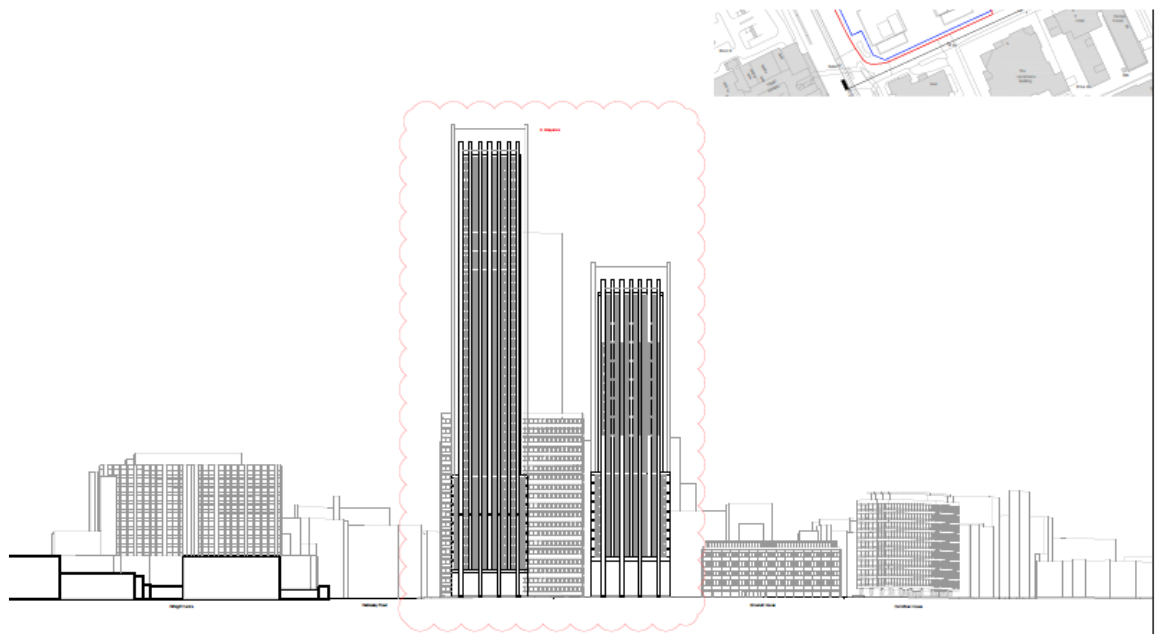


Figure 6: Current drawing, Lansdowne Road

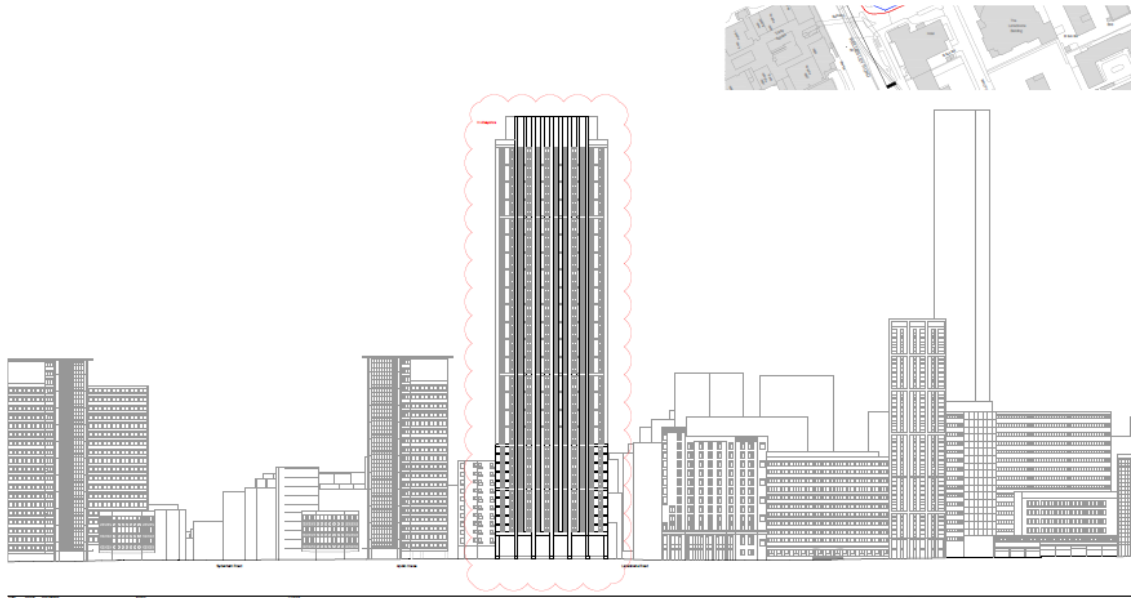


Figure 7: Current drawing from Wellesley Road



Figure 8: Current visual from Wellesley Road

5. PLACE REVIEW PANEL FEEDBACK

- 5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel on 19th January 2023, see images and plans below. Note that the scheme is planned to be taken back for a second PRP review in April 2023.

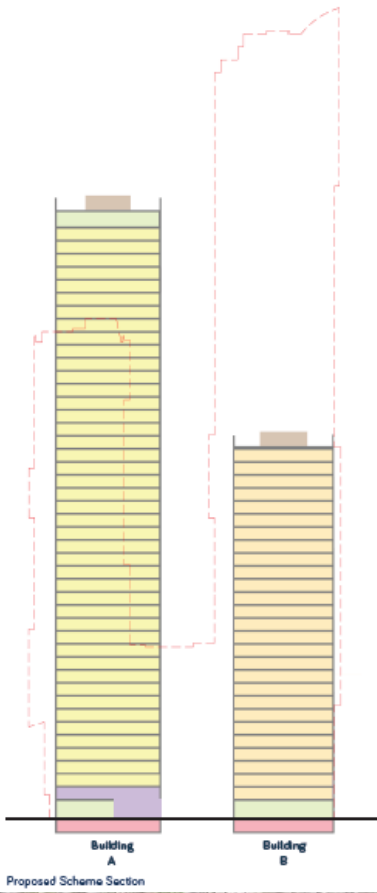




Figure 9: Proposal images presented to PRP

5.2 General Comments

- The Panel noted the significance of this central Croydon site and the opportunity this brought in terms of setting a positive example for future development.
- The Panel acknowledged the amount of uncertainty associated with the site in relation to the Whitgift Centre and the lack of a masterplan.
- The Panel observed that while there was previous consent for the site, it was important to ensure that this scheme is as well designed as possible rather than on comparing it to the extant consent and that this project is a new planning application which will be judged on its own merits

5.3 Landscape, Public Realm, and Amenity

- The Panel encouraged the Applicant to focus more on the experience of moving past the site in the east-west direction, as this would be busier than the north-south route due to people travelling to and from East Croydon Station. It was felt that the north-south route was driving decisions in a lopsided way. However, it was also noted that it was very positive for this route that proposals for this site and Canterbury House were being developed concurrently.
- The Panel was concerned about the loading bays on Lansdowne Road due to the expected amount of pedestrian movement along this route and whether the bays combined with the new building line may obstruct this.
- The Panel expressed concern regarding the risk of the space to the rear of the site being a 'left over' area with safety risks, particularly if there is less pedestrian movement in the north-south direction. The Applicant was therefore advised to carefully consider the design of this space. It was also observed that improvements to this area would be particularly beneficial to the adjacent affordable tower.
- While the efforts to produce a 'human scale' street frontage were welcomed, the Panel encouraged the Applicant to consider the street-level experience more three-dimensionally and to treat this experience more generously, for example, by stepping back the footprint of the building.

- The Panel noted that the space between the buildings would benefit from more generosity, particularly if rooftop amenity becomes unviable, which would put additional pressure on this space. The Applicant was advised to adequately consider the microclimate of this space in order to ensure that it does not feel cold and dark.
- While the Applicant expressed that they did not believe this space should feel like a playground, this was challenged by the Panel, who suggested that this space being busy at certain times of day with children was not necessarily a bad thing. More broadly, the Applicant was encouraged to consider how different groups might feel identity and ownership in relation to the space and the different areas within it at different times of the day. For example, the Applicant might consider how certain areas are quieter, noisier, dedicated to play, or covered to protect from cold or wet weather.
- The Panel encouraged the Applicant to retain the existing trees and, if not possible, ensure that new mature trees replace them.
- The Panel advised the Applicant to carefully consider the experience of the public realm around the back-of-house areas which might be impacted by bins and servicing, particularly as pedestrians approaching from the east may use the servicing route as a shortcut. For example, planting could be used to soften blank frontages.

5.4 Massing

- While the building heights were considered acceptable by the Panel, concerns were raised regarding the massing of the towers. The floorplan, with 12 units per core, was considered to result in an overly chunky building. The subsequent distance of 22m between the two towers was also considered insufficient and overly constrained, both in terms of the outlook of dwellings and the quality of the public realm.
- The Panel raised concerns about how close the total mass of the tower was to the pavement and therefore to buildings across the road. The Panel noted that a revised massing and building line could also provide more space for people to sit out in the sun with seating along Lansdowne Road.
- The Panel suggested that the massing could be altered to improve microclimatic and wind-related conditions by introducing a podium which could provide space for additional external amenity and reduce the tall tower effect directly along the pavement.

5.5 Architectural Expression

- The Panel responded to the façade studies by advising the Applicant to ensure the scheme avoided fussiness and focused on simplicity on upper floors due to the scale and height of the scheme.
- The Panel advised that the Applicant ensure adequate design focus was applied to Building B as, although less prominent than Building A, it would still be a significant structure.
- The Applicant was advised to look at external movable sun shading, rather than overly small window openings when trying to reconcile heating and daylight/sunlight.

5.6 Internal Layout and Unit Quality

- The Panel advised the Applicant to ensure that Building B received adequate attention that would ensure that features such as balconies are effectively considered. The Panel suggested exploring features that would enhance this building, such as: winter gardens, additional amenity and community spaces for young residents, and the inclusivity of shared spaces.
- The Panel noted that bicycle parking needs to be easily accessed if it is to be well-used and encouraged the Applicant to explore making the route to cycle parking

more straightforward by, for example, providing access to the lift from the exterior of the buildings.

- The Panel stressed that north-facing units, particularly studios, are not acceptable. Concerns were raised regarding the short distance between north-facing units in the BTR building and Apollo House. The Applicant was advised to reduce the number of units per core in order to rectify this and respond to other concerns around massing. The Panel suggested that switching some 1- or 2-bed units into 3-bed units could help produce a better designed layout and scheme. The Applicant was also advised that these alterations to the plan should seek to bring natural daylight into the core of the building.

5.7 Heritage

- The Panel requested that the Applicant supply rendered views from the Whitgift Almshouses and Croydon Minster to understand the impact of the scheme on these designated heritage assets. The scheme was considered to cause less than substantial harm to the significance of the Whitgift Almshouses and therefore would be expected to outweigh this harm with public benefits.
- The Applicant was advised to consult Historic England's GPA 3 guidance (The Setting of Heritage Assets). The Panel emphasised the experience of the significance of assets in addition to the direct visual impact upon them.
 - The Applicant was encouraged to consider the impact of the scheme on Apollo House and Lunar House, as well as the relationship between the scheme and the original design intent of these 'gateway' structures. The Panel referred them to paragraph 203 of the NPPF in relation to the impact on these non-designated assets.

5.8 Affordable Housing

- The Panel was concerned with how, despite the proximity of the two towers, there was a risk of separation between them – for example, whether facilities in the BTR tower could be used by affordable housing residents. The Panel recommended the Applicant find ways to create overlap between these two communities. The Applicant was encouraged to consider how to establish a link between the two buildings, for example, by ensuring the ground floor of the buildings and the public realm works for as wide a range of people as possible.

5.9 Public Engagement

- The Panel suggested that, due to the significance of the site and building, the Applicant could give more concerted attention to the engagement process and go beyond exhibitions and surveys.

5.10 Summary

- The Panel are supportive of much of the scheme's strategy; however, there were several significant concerns regarding the bulk and proximity of the towers, the outlook and aspect of residential units, the quality of the pedestrian experience of the public realm and its microclimate, and the risk of an 'us and them' relationship between the two proposed towers. In summary, the Panel strongly recommends the Applicant to:
 - improve the experience of moving in the east-west direction across the site and ensure that the design and safety of the public realm to the rear of the site is adequately considered;
 - approach the public space by Lansdowne Road with more generosity and ensure it works for wide range of users;
 - refine the scheme to mitigate any potential adverse microclimatic effects on the wider public realm, particularly in terms of wind;

- reduce the bulk of the towers and improve the outlook of residential units by reducing the number of units per core;
- ensure the architectural approach considers the scale and height of the scheme and manages overheating/daylight without excessively reducing window sizes;
- ensure the affordable tower's design receives as much attention as the BTR tower;
- ensure access to bicycle parking is as straightforward as possible;
- avoid proposing any single-aspect units, especially north facing ones adjacent to Apollo House;
- introduce daylight into the building cores;
- consider the impact of the scheme on designated and non-designated heritage assets;
- find ways to create overlap between the communities within each tower; and,
- approach public engagement creatively and proactively.

5.11 Subsequent to the feedback from PRP, the following amendments have been made:

- The service bay layout and site access has been amended, giving greater depth to footways at key points on Lansdowne Road for building entrances and allowing better connection to Wellesley Road. Continuing to work with officers on the public realm and playspace details.
- Ground floor layouts have been revised to improve active frontages.
- Initial feedback has been returned on daylight/sunlight, overheating and wind impacts. The internal layouts and overall massing have been revised to respond directly to these findings.
- Internal floor layouts have been revised to remove single-aspect North-facing apartments.
- Greystar have taken on ownership and operation of both buildings, creating a fully Build to Rent development with pepper-potted Discount Market Rent housing throughout. This creates two equally owned and operated buildings.
- The resident amenity strategy has been revised to be consistent across all apartments, and between both buildings, with 50% private amenity requirement internalised within apartments and remainder delivered through various amenity spaces within the building.
- The massing of East/West facades has been broken down through steps in those facades and further development has taken place in regard to the appearance of the two buildings.

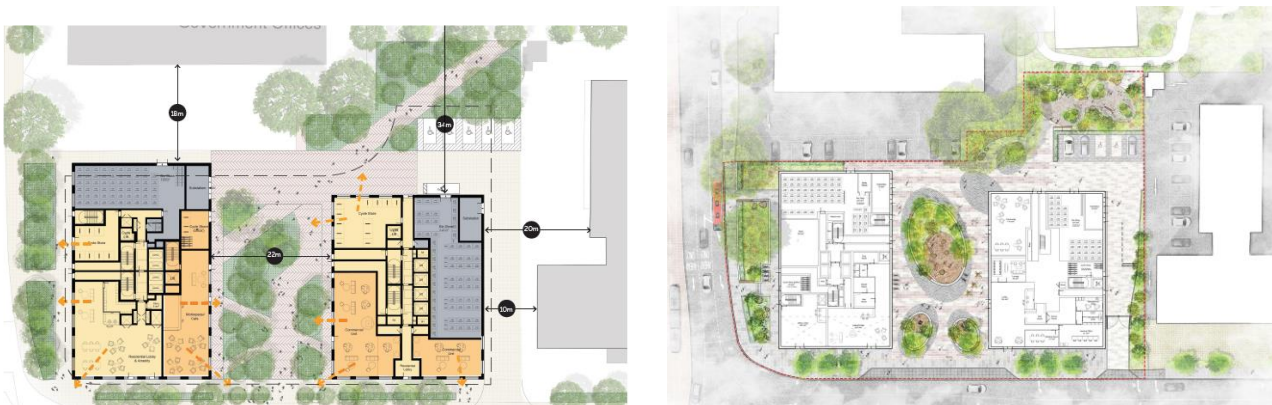


Figure 10 and 11: PRP scheme (l) and current scheme iteration (r)



Figure 12 and 13: PRP scheme (l) and current scheme iteration (r)

6 SUMMARY OF MATTERS FOR CONSIDERATION

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

- Principle of Development
- Design, Townscape and Heritage
- Impact on Adjoining Occupiers Living Conditions
- Mix and Quality of Accommodation Provided
- Highways
- Environment
- Other matters
- Mitigation

Principle of Development

Extant Planning Permissions

6.2 As stated in the relevant planning history section above, the site benefits from two extant planning permissions. The most recent is 17/03457/FUL (hereafter referred to as the “2017 permission”). This includes permission for:

- Demolition of the existing buildings
- erection of a part 11, part 41, part 68 storey development
- 794 residential units (Use Class C3)
- 35,000 sq.m (GIA) of offices (Use Class B1a)
- Retailing/restaurant/bar uses (Class A1/A3/A4 and/or A5)

6.3 Various images of the 2017 permission are below.

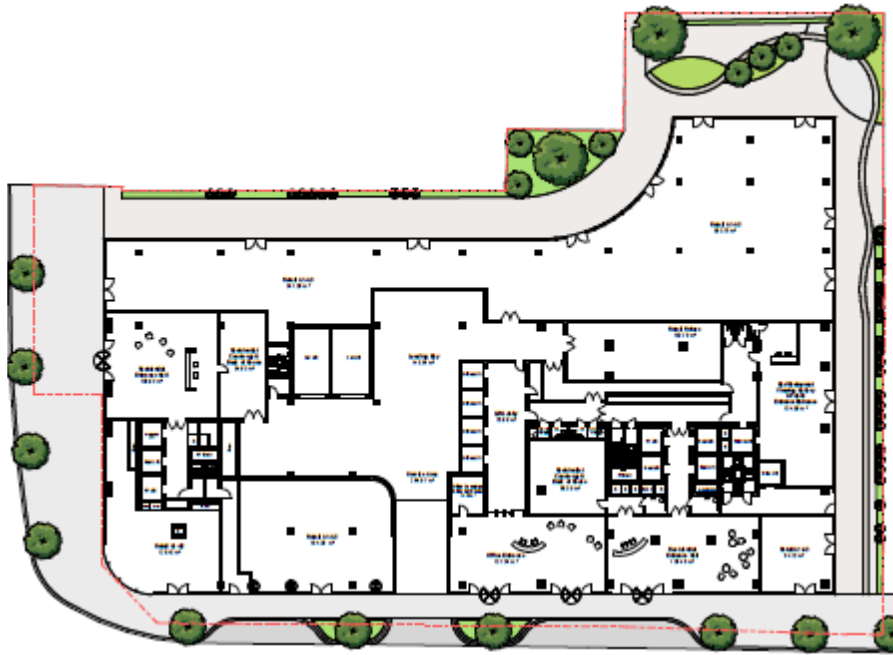


Figure 14: Site layout/ground floor plan of 2017 permission



Figures 15 and 16: South Elevation of 2017 permission

6.4 As a material start on site has been undertaken, this 2017 permission is extant. Therefore, this is a material consideration with regards this pre application and the determination of any planning application in the future.

Loss of Hotel and associated facilities

6.5 There is no policy that would seek to protect existing hotel and leisure uses within the Croydon Metropolitan Centre. As Members may be aware, parts of the hotel are being used to provide temporary accommodation by the Council's Housing team. This is on the

premise that the site would soon make way for redevelopment on the site, which includes the delivery of a significant number of homes.

Loss of Hostel

- 6.6 The principle of residential use on this site is fully supported by policy at the national, regional and local level and is in accordance with the objectives of the London Plan, Croydon OAPF and the site allocation within the Croydon Local Plan 2018. The loss of the YMCA hostel has been accepted on the previously approved 2011 and 2017 planning permissions. The applicant has prepared a “Review of Loss of Hostel” note which provides background to the hostel. The hostel is now vacant, and its accommodation has long been re- provided elsewhere in the town centre. The former hostel has been used for short stay temporary housing accommodation, but this ceased in December 2022.
- 6.7 As background for Members, the capital receipt of the YMCA hostel was used to replace existing buildings with new modern facilities within Croydon, which was part of the YMCA’s Asset Management Strategy. This aimed to achieve a higher quality of provision, and to transform its buildings for the homeless and specialist services for young people, women and children. Within this area there is the new Alexandra House (on Dingwall Road).
- 6.8 Therefore, whilst the hostel has been used for temporary accommodation until recently, the YMCA hostel was re-provided some time ago. The proposed use of the site should also be weighed against the regeneration benefits it provides, including jobs and housing, the site allocation and the extant 2017 planning permission. The scheme would deliver 781 (circa) new homes and the loss of the existing hostel can be supported by officers.

Office Space, Economy and Employment

- 6.9 The site lies within the Office Retention Area. London Plan Policy E1 (offices) states that increases in the current office stock should be supported in specific locations in London, which include “the strategic outer London office location at Croydon town centre”, where the office market should be consolidated and – where viable – extended. The site is located within the Croydon Opportunity Area identified in the London Plan which is identified for the potential for 14,500 new homes and 10,500 new jobs by 2041. The area is part of the Trams Triangle/London-Gatwick-Brighton mainline Growth Corridor.
- 6.10 The Croydon Local Plan (2018) Policy SP3.13 states that:
The Council will promote and support the development of new and refurbished office floor space in Croydon Metropolitan Centre, particularly around East Croydon Station and within New Town, and the District Centres as follows:
- a. Up to 92,000m² by 2031 to be located in Croydon Metropolitan Centre;
 - b. Retaining, or through refurbishment providing, higher quality office floorspace (Grade A), or lower quality floor space for which there remains a demand, within the Office Retention Area of the Croydon Metropolitan Centre. Mixed use developments must include a level of office floor space proportionate to Croydon’s role as an Outer London Office Centre; and
 - c. Up to 7,000m² to be spread across the borough’s District Centres.
- 6.11 The latest Croydon Employment Land Review was produced in November 2020 and therefore represents the latest published evidence relating to Croydon’s office market. This suggests a need for 30,500 – 33,500 sqm, around 23,000 of which should be accommodated in Croydon Metropolitan Centre, up to 2039.
- 6.12 It is acknowledged the intent to redevelop the site has been considered acceptable under both the site allocation and extant planning permission. However, the extant permission proposed significantly more office floorspace than the current proposals, and as indicated

above, the site is within an Office Retention Area where development is expected to consolidate and increase office floorspace. The applicant has submitted a study on office demand in Croydon, which is welcomed as evidence to support the quantum of office space currently proposed.

- 6.13 Currently, office space is provided within Marco Polo House which is let to a serviced office operator and Voyager House which is currently vacant. Together, this amounts to approximately 6,000 square metres of office floorspace.
- 6.14 The scheme is currently proposing to provide 1,667sqm of office floorspace within Tower B. This will be a separate office use to the co-working spaces within the Build to Rent housing element of the scheme.
- 6.15 Therefore, the proposed development would result in an overall loss of office floorspace. The applicant's Office Needs Assessment concludes that, overall, office market demand in Croydon is subdued. The office market analysis presented in applicants report suggests that there is limited demand for office floorspace in Croydon. It also noted recent market signals indicating a move away from large-scale offices towards smaller scale and potentially higher quality footprints and a greater use of flexible workspaces. It forecasts that speculative large-scale offices are expected to experience weaker demand as corporates change their accommodation strategies. This report has been assessed and the conclusions drawn recognised as acceptable to support the proposed development.
- 6.16 The applicants have been working with the Council's Economic Development, Inward Investment Team on the type of office provision this site could provide. These discussions are ongoing. This can help inform the uses that will be able to be provided as part of the development. In terms of general economic benefits and employment, the scheme is a Build to Rent model which also generates employment such as general managers, concierge staff etc. Employment and training contributions and obligations (construction/operational) would be secure through a legal agreement. The regeneration benefits also must be weighed in the planning balance.

Residential Development

- 6.17 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year. The current housing target is therefore 2,079 homes per annum up to 2029.
- 6.18 Under Policy H11 of the London Plan 2021 it states that for proposals to qualify as 'build to rent' the following criteria must be met:
- 1) the development, or block or phase within the development, has at least 50 units
 - 2) the homes are held as Build to Rent under a covenant for at least 15 years
 - 3) a clawback mechanism is in place that ensures there is no financial incentive to break the covenant
 - 4) all the units are self-contained and let separately
 - 5) there is unified ownership and unified management of the private and Discount Market Rent elements of the scheme
 - 6) longer tenancies (three years or more) are available to all tenants. These should have break clauses for renters, which allow the tenant to end the tenancy with a month's notice any time after the first six months
 - 7) the scheme offers rent and service charge certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked

- 8) there is on-site management. This does not necessarily mean full-time dedicated on-site staff, but that all schemes need to have systems for prompt resolution of issues and some daily on-site presence
- 9) providers have a complaints procedure in place and are a member of a recognised ombudsman scheme
- 10) providers do not charge up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance.

6.19 Throughout the course of the pre-application discussions the applicant has advised Officers that the proposal would fall within the above criteria and is capable of providing accommodation within Use Class C3.

Conclusion

6.20 In addition to the above, a balanced approach much be adopted as to developing land for more efficient housing and office use whilst protecting character/heritage/neighbouring amenity etc. Taking in account the extant consents and the site allocation, the principle of the loss of the hotel, associated facilities, hostel and existing office space, provision of circa of 783 homes and new office space of 1,667sqm, with associated facilities can be supported.

Design, Townscape and Heritage

General

- 6.21 London Plan Policy D9 states that based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey. Full impact must be considered. Croydon Local Plan 2018 states that a tall building is a building that is 6-storeys high (25 metres) or which is significantly taller than its surrounding buildings.
- 6.22 The development plan contains a plan-led approach to guiding the location of new tall buildings, which in the case of Croydon would be within the Opportunity Area Planning Framework (OAPF). The site lies within in the Central Area identified as suitable for tall buildings in the Croydon Local Plan Strategic Policies and the OAPF. Policy DM38.3 of the Local Plan states that within the Central Area, tall buildings will be considered on their own merits, including a detailed assessment of building form, treatment, urban design and height along with an assessment of the impact on views, heritage assets, shading and environmental impacts. Building A would be 47 storeys and Building B would be 32 storeys Officers are of the opinion that the tall buildings are be supported given the sites OAPF location, relationship to heritage assets and proximity to the central cluster of tall buildings and the extant 2017 permission. Officers would welcome comments from Members on this matter.

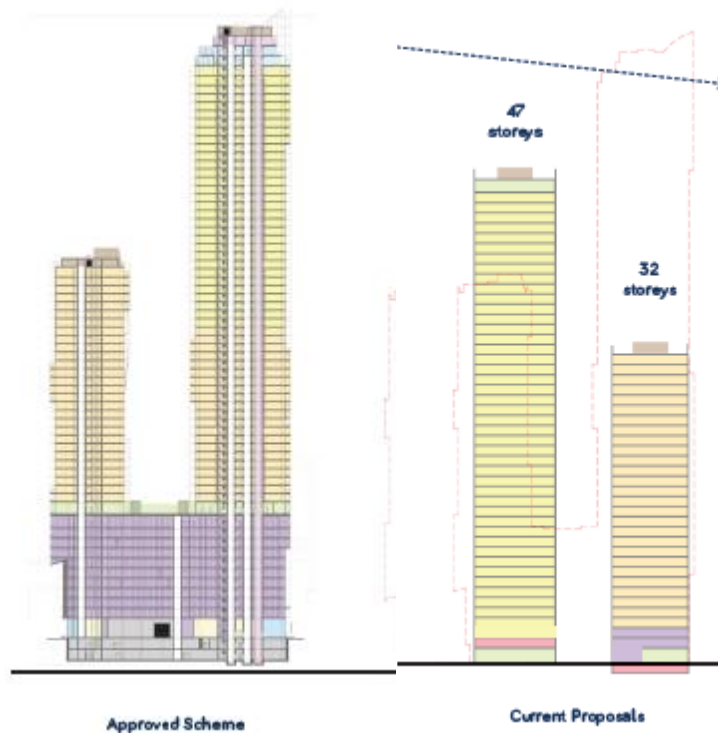


Figure 17: Heights of extant 2017 permission (l) and current proposal (r)

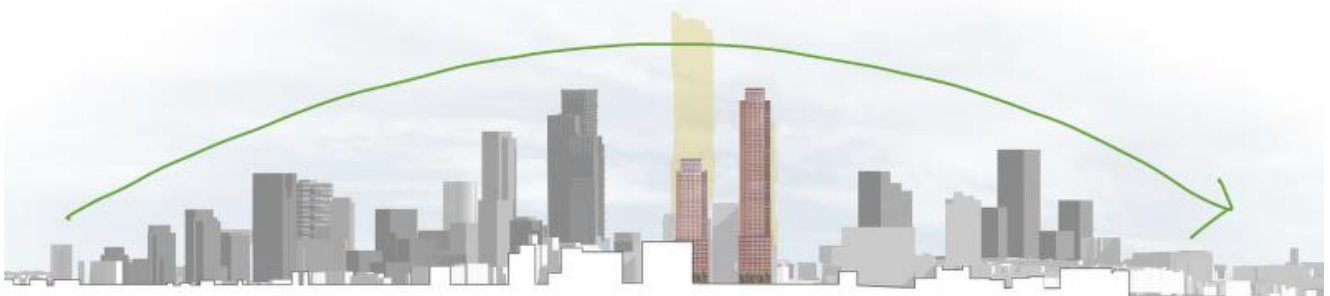


Image 18: Current proposals within the Croydon skyline (extant 2017 permission in shadow)

Massing

- 6.23 Whilst the building would be visible from several viewpoints officers are of the opinion that two towers are generally acceptable subject to further design development. Officers are comfortable with the height given the location and the extant 2017 permission. This is subject to microclimate and amenity provision concerns linked to site capacity being resolved. The NPPF and London Plan encourages the best use of urban land in well-connected locations; the site benefits from excellent public transport links and government policy would support the optimisation of this site.
- 6.24 Tower 'A' stands at 47 storeys, while Tower B stands at 36. There remain officer concerns over the quantum and massing, predominantly due to the unresolved microclimate issues, pressured public realm, and underprovision of play and private amenity provision.

6.25 Furthermore, there remain concerns over the building's lack of slenderness. Both towers appear broad, which is reflected through various views impacting the townscape. Tall buildings must be designed as slender and elegant with applicants expected to demonstrate that the development successfully achieves a slender form, and how it contributes positively to the streetscape and skyline. Furthermore, it is important that new buildings do not create, or contribute, to overbearing tall development.

6.26 The overall massing has seen ongoing development which has amended the towers to include shoulder design elements and removal of balconies. Officers have been working with the applicants including several design workshops. However, officers still have concerns over the massing and articulation of Tower A from Wellesley Road, how the base is aligned and works together as coherent pieces of townscape and architecture. Massing concerns are shared by the GLA and PRP on a previous iteration of the scheme. However, it is also important to note the extant 2017 permission has similar proportions on the Wellesley Road façade.



Figure 19 and 20: Massing diagrams



Figure 21: Key View along Wellesley Road



Figure 22: Wellesley Road façade



Figure 23: Corner of Wellesley Road and Lansdowne Road

6.27 The broadness of the massing, and its grounding directly to the public realm, in conjunction with the height, contributes towards detrimental environmental (wind) impact at the public realm level, pockets parks and along the street, Furthermore, the recent data for the general massing posed climatic disturbance, not only within the immediate vicinity of the site but also through wider areas several roads away from the site.

6.28 Further development on the massing, architecture and façade detailing is required in response to mitigate the concerns over the microclimate and sunlight analysis. Tall, large and high-density developments should positively respond to their surrounding environment, with no change to the wind comfort category of all surrounding public realms and carriageways, particularly the experience of pedestrians and cyclists; There is particular concern along Lansdowne Road, given the importance of the east-west route

from East Croydon station. Officers expect schemes to respond to microclimate concerns through massing in the first instance, and wind comfort standards for public spaces for dwelling should be suitable for sitting for long periods in all areas. At this stage, the applicants have provided officers with an indicative range of design solutions to microclimate and massing, however these are primarily architectural design features such as low-level canopies and facade fin extrusions over the public realm. These solutions will need to be evidenced in detail and explored in further officer workshops to test if they sufficiently resolve all of the issues. The data evidence should exceed the microclimatic safety standards and meet policy.

6.29 Tower 'A' is currently broader than 'B', which is grounded directly at the corner of Lansdowne Road and reduces the public realm provision. Whilst the corner of the building has had a chamfer to the corner within the latest iteration in response to microclimate mitigation; the main building line on Lansdowne Road protrudes beyond the existing building line, and primarily beyond the street line. Lansdowne Road is intended to become the primary walking route into the Town Centre from the station, particularly if Network Rails proposed changes to East Croydon Station are implemented. The scheme should be adaptive to support the National Rail's plans and the Council's Strategic Regeneration Framework document. Furthermore, a new surface crossing is intended by the Council in this vicinity which would create additional pressure of pedestrians waiting to cross in this location. Finally, the proposal itself is set to increase footfall burden in local areas and provide an uplift to the east-west route. In view of all these aspects, the perimeter treatment and footprint along with the public realm provision requires a critical review and further mitigation in addressing these concerns should be evidenced.

6.30 Overall the massing form is replicated across both towers, which still requires further development on mitigating the coalescence of both towers and giving each its own distinguishable identity as significant tall buildings in the town centre, as mentioned above. The applicants have sought to break down the rectilinear forms through shoulder elements within a crown form and corner recesses starting midway at different levels. The current iteration develops a three storey chamfer to perimeter edges at the base in response to wind deflection; whilst this massing mechanism does aid the openness at the public realm, the podium massing now cantilevers awkwardly over the public realm creating an unresolved 'pinch' through the verticality and proportions of the building; ultimately emphasising the over bearing on Wellesley road. Whilst the mechanisms introduced by the applicant achieve a modest visual reduction in massing, further work is required to mitigate the above-mentioned concerns over the massing strategy.

Active frontages

6.31 The ground floor layout has been discussed through the pre applications. Officers are pleased to see active frontages facing Lansdowne Road and Wellesley Road in addition to the rear of the site. Further information has now been received that indicate multiple communal uses on the ground floor that would align with a build to rent scheme, similar to the provision offered by 'Ten Degrees' and the entrance lobby to the office space to the rear of the site which would provide activity within the public realm linking to the route to the play space and Canterbury House.

6.32 There would be a gap of 23 metres between the towers allowing for public realm while the two buildings would be linked by the Build to Rent model allowing for better management of the two buildings and shared amenities. Incorporating a gap between the towers allows the break down the massing of the development and the development of public realm linking to the north/south route. This is a key difference from the extant 2017 permission. Amenity areas would be solely provided within the public realm and the ground floor of the towers (as well as within levels 47/31 and roof terraces), whereas the

extant served this through increased provision of internal amenity. Entrances to the ground floor to the residential lobbies, potential community space and the office space would activate the ground floor of the development. Some cycle storage and the refuse store would be provided within the ground floor towards the rear of the site with a separate servicing access from Lansdowne Road. Officers would appreciate Members thoughts on this matter.

6.33 Officers would like to see further information regarding the public access, given that the former Hotel use was open to the wider public and that Policy DM15 (e) requires public access to buildings taller than 40 storeys (noting the Building A is currently at 47 storeys).



Figure 24: CGI showing tower A to right and Tower B to the left with the corner of Emerald House- Lansdowne Road



Figure 25: Proposal showing the active frontages

Layout

- 6.34 The proposal site is set to form the north-to-south strategic route from Sydenham Road to Lansdowne Road. This is achieved through a communal public “pocket park’ between the two towers, connecting to another pocket park to the rear of tower B, which is then linked to Canterbury Houses public realm provision. There is a parking area provided to the rear, however this would provide parking for disabled persons only. The new public access route and park provision provided between the towers and to Canterbury House is a positive of the scheme, particularly when compared to the extant 2017 permission (as seen in Figures 38 and 39 below). Furthermore, this follows the aspirations of the OAPF and the north/south pedestrian route, which is welcomed.
- 6.35 Officers are comfortable with the overall strategy of the site regard regarding the public realm adherence to the strategic route. However, the site still faces various constraints on the ground floor that need to be successfully adapted by the scheme. These competing elements, servicing strategy, emergency access and parking, should be delivered whilst providing a suitable public realm provision with adequate play and amenity space. Officers have shared concerns natural surveillance and legibility of the route, caused by the division between the pocket parks due to the servicing route and its expense of hardstanding. Furthermore, there is a concern that the rear pocket park will be closed off and developed as an ‘island’ between Canterbury House. Further development is required to evidence that these concerns are mitigated appropriately. Particularly, through surface treatment, wayfinding, art work strategy, visual site identity, fencing and boundary treatment etc. which can aid to connect the spaces. It is noted that within this iteration the applicant has introduced a community use at the junction of tower B and the two pocket parks, which is welcomed, but should be defined further to support its longevity and place within the scheme.
- 6.36 The current basement proposals adapt the existing basement on-site, to support plant, cycle and ancillary spaces. Back-of-house facilities are currently competing for space at

ground floor level which is limiting the street level activation of facades. Officers have challenged this and are encouraging the applicant to maximise basement space for Back of House facilities, which would allow further activation of ground floor spaces.

6.37 The latest iteration served to combine loading bays into one centralised bay. Whilst this does work positively to relieve the foot fall burden on either side of this, there are concerns the location of the planters in the streetscape block sight lines and easy of flow between the planters. This should be evidenced through walk-throughs and or details of the planters/ curbs. The location of the planters may need to be revisited.

6.38 Informal and integrated play opportunities should be maximised to serve both future residents and the wider communities in view of the current poor provision of play at all ages in this area of Croydon. The location of publicly accessible play space at ground level is indicated but needs more detail and an increased provision including through strategies such as 'play on the way' and woven into other parts of the public realm for example on Wellesley Road.. The overall provision for play space proposed denotes ground floor play areas, along with a nominal level of internal private play space. The detail on amenity space is covered in the Quality Section below.



Figure 26: Proposed site layout linking to wider area and strategic routes

6.39 It is noted that the omittance of private amenity space via external balconies has been driven in reflection of the microclimate conditions shown through the studies. This was due to the wind conditions created at the balcony spaces, particularly at the higher levels.

Landscaping and Public Realm

6.40 Given the landmark status of the scheme it should be seen to set a high benchmark for the standards of development in the borough, specifically to public realm provision. The local plan aspiration for the Green Grid is set out in the Croydon Local Plan Policy SP7.3, and it would be expected to be woven into such development. Officers would look to support the provision and creation of new green and blue spaces with a particular focus on areas deficient in access to nature, play areas, and publicly accessible recreational open space; such as the central Croydon area and the New Town area specifically. Strategically, the scheme should maximise the opportunity to Improve access and links to and through green spaces that encourage walking.

6.41 The pocket park, and particularly the rear amenity space, contributes to the shared amenity play space calculations which are welcomed. However, it is felt the current layout should increase this provision, especially considering the amount of hardstanding shown, and also the reduced level of play space provision previously noted. More features could be woven into the wider landscape design to achieve this.

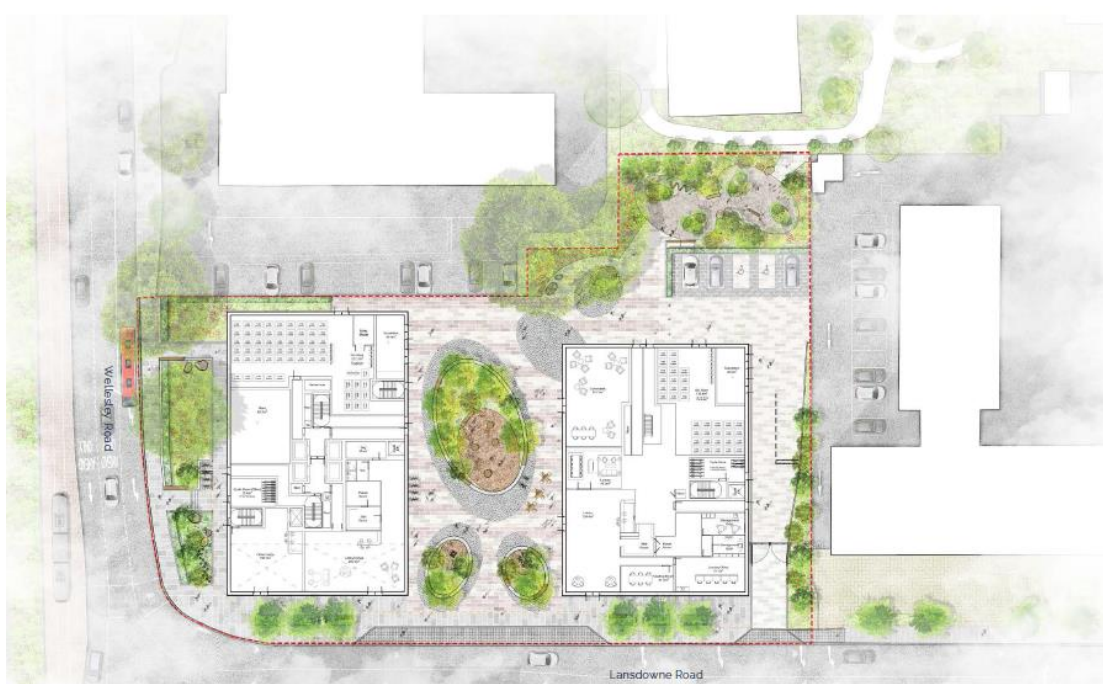


Figure 27: Illustrative landscaping masterplan



Figure 27: New public realm between the two towers



Figure 28: Play strategy

6.42 External communal amenity space will be provided in the central part of the site and on the roof of each tower, with internal amenity provided within each of the buildings. Given the build to rent typology, there would also be internal resident amenity at ground floor, with plans currently showing co-working space and on the top floor of each of the buildings the internal amenity is likely to include gym/fitness centre, entertainment spaces and children's play. Officers are in discussions with the applicants on child yield, the measures within the build to rent tenure, and whether the proportion of play space is acceptable. This is also discussed in further detail in the Quality Section below.

6.43 The projected footfall due to the proposal and the ambition of the strategic routes, needs to be accommodated. The applicant has introduced a chamfer as part of the microclimate mitigation, to the corner of Lansdowne Road and Wellesley Road, which would improve the previous concerns of a pinch point in the public realm and also pedestrian flows. However, further refinement of the public realm and pathway treatment is to be developed. Detailed public realm analysis of each elevation, including ground level viewpoints through strategic routes, must be provided moving forward.

6.44 Furthermore, the façades should work to explore nature based solutions, for example the ground floor activation could work to weave into the public green spaces through planting

features and SUDS. The introduction of ground-level climber planting scaling the façades allows for a feature installation whilst improving on the Urban Green Factor contributions.

- 6.45 Sense of Place is a key principle set out in the Public Realm Design Guide - establishing a strong sense of place is fundamental to ensuring a successful and relevant landscape design. The current design whilst modern in approach does not establish this and is felt to be homogenous and 'un-bedded' in design terms. Key to this is historic reference, cultural reference, public consultation, artistic collaboration, and local provenance (detailing, utilising local skilled manufacturing, local material and plant species selection informed by local landscape signatures and characters).
- 6.46 A public art strategy will need to be formed as part of any submission and the earlier that this is considered the more successful it will be. It is expected the Public Art strategy to be formed of one or a range of different interventions including play, landscape, wayfinding markers, murals, distinctive and bespoke architectural features and sculptural pieces. Public Art should be informed by Croydon and its diverse communities including through early and deep engagement processes led by a public art specialist. The applicant has submitted initial thoughts on this strategy including the use wayfinding in paving using the historical name of Lansdowne. This would add to the eligibility through the site and is welcomed by Officers as an initial idea prior to a fuller brief being formed.

Architectural Expression

- 6.47 Considering the landmark status of the scheme, its scale and siting within the New Town block, the design is expected to meet a high calibre of architectural expression. The current design requires considerable development in order to meet the calibre required of its status. In particular the massing articulation of the distinct portions of both buildings. Officers feel bolder and more distinct design moves are needed in the next round of development to address what is an overly generic design for both towers lacking character and distinct identity. This should be informed by character analysis but crucially, translated and evolved into a distinct language for the two towers enriching Croydon's evolving architectural heritage. Façade components and architectural expression should then follow this development accordingly and any microclimate mitigation be embedded into the architectural forms and details. The expression should also promote a slender form.
- 6.48 It is noted that both the towers are currently illustrated in white 'card' modelling without verified views or accurate context of Croydon. The applicant clarified that this is to aid in discussion moving forward with officers, whilst the key principles are developed. Whilst officers agree the current general gridded approach ties into the post war character of the wider metropolitan centre, there is concern the translation of this is generic and monotonous in articulation across the facades. The grid system denotes primary vertical façade extrusions that extend the scale of the towers and ground at the public realm; which is then topped by a recessed crown, cruciform shaft, a lower plinth level, and a chamfered base. As mentioned above, the lower plinth cantilevers incoherently above the public realm, but also appears flat and undefined when transitioning to the cruciform. Furthermore, as part of this development and mitigation the focus must be on ensuring the ground floor and 'plinth' level actively respond to the public realm and pedestrian experience.
- 6.49 As currently represented the fenestration detailing, spandrel definition, reveal treatment and bay studies are underdeveloped. The wider architectural strategy needs revisiting prior to these being further refined to visual interest across the façades. Furthermore each

scale needs to be imbedding heavily into character studies so to ensure the design is place specific and grounded into the context. Officers welcome Members views on the general grid approach and material palette for both towers.

- 6.50 Officers have concerns regarding the proportionately of the base, middle and top of the two towers and how they are read together within the street scene, particularly the lower floors and base. Officers would welcome the comments of Members in this respect. Officers are of the opinion that this concern was supported by PRP and should be one key focus moving forward.
- 6.51 The applicant has presented two variations of the crown configuration. One where the perimeter form is extruded to a flat top, and the other a hipped iteration to either size of the shaft. Whilst initial consideration is given to promote a slender form and reduced massing, officers feel the holistic level of detail and quality should be resolved further to determine the appropriate treatment to the crown.
- 6.52 Officers' concerns over the quality and variation of the façade typologies currently evidenced. The façades currently host two window bay typologies repeated, for the main faces and the inset corner bays. Whilst the tiering does provide some variance, the current fenestration strategy lacks reflection on climatic, contextual and design narrative that should provide a variety of conditions across the façade expanse. The repetitive bays and singular scale/divide of floor-to-floor banding across the faces create a fine grain which further accentuates the broadness of the mass in key views, particularly at the plinth level. While revising the overall architectural approach a clearer hierarchy and improved depth and quality detailing should be considered.
- 6.53 As above, the same massing, symmetrical design language and architectural features are replicated across the towers. Officers have concerns that the replication further emphasises the issues around the coalescence in townscape, and a muted language in the individual identity of each tower, particularly in street views. Features should complement one another across the two towers through common themes and transitions across the façade but still create unique characteristics between the towers A and B. Furthermore, Tower 'A' should be more prominent considering the landmark status, and additionally also serve as a townscape way-finding feature.
- 6.54 Officers find the two towers coalesce across various key views around Croydon, particularly along Wellesley Road and the Lansdowne Road approach. Complimentary tones and variations between the two buildings, evidenced through character analysis, to derive appropriate tonality should be undertaken by the applicant. The towers should read with distinct identity; and as above, it should be demonstrated that they achieve a slender form which contributes positively to the streetscape and skyline.
- 6.55 As previously mentioned, there is considerable impact through microclimatic wind downwash across the public realm and surround area that needs to be addressed. The applicant strategy for mitigation is reliant on façade components such as a perimeter canopies, vertical façade fins to the plinth and ground floor chamfers. Whilst the evidenced based data on the microclimate through these measures is still to be determined, the current design measures are post-rationalised and disjointed from any holistic façade and design strategy. Considering the scale and impact of these interventions, the proposed microclimate mitigation components should be embedded into design strategy and works further into rational.

6.56 Overall, Officers would welcome Members views on the architectural approach so far.



Figure 29: Two iterations being discussed with officers-Looking onto Lansdowne Road

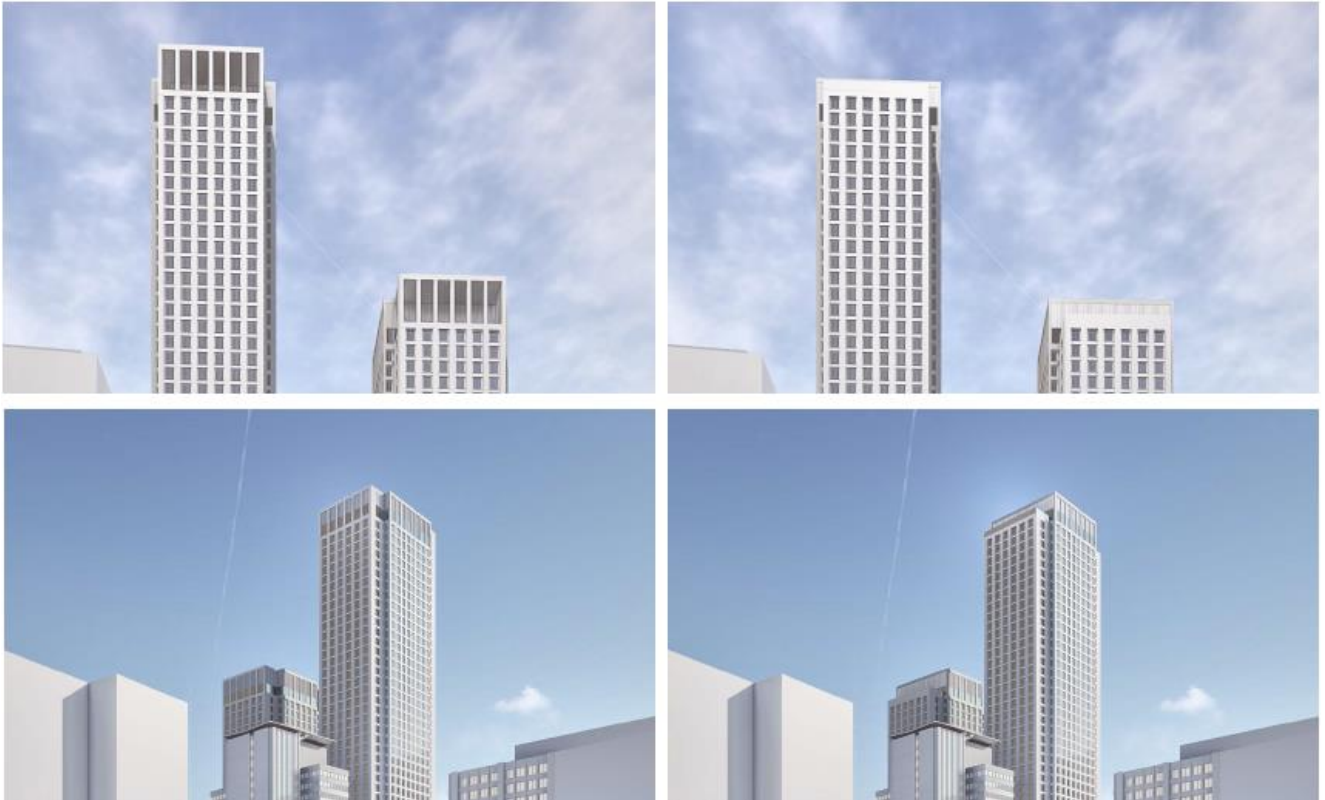


Figure 30: Images depicting the views and images of the suggested architectural features and materials

Heritage

- 6.57 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance. Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets.
- 6.58 The application site is not located within a designated conservation area, nor is the building statutorily listed. However, there are several heritage assets within Croydon Town Centre including adjacent conservation areas and listed buildings, most notably the Wellesley Road (North) Conservation Area, Central Croydon Conservation Area, Church Street Conservation Area, the Grade II listed Electric House, Grade I Hospital of the Holy Trinity Almshouses, Grade I listed Parish Church of St Michael and all Angels, Grade I listed Parish Church of St John the Baptist (Croydon Minster) and locally listed Corinthian House. Number One Croydon is a locally listed building and a landmark building.
- 6.59 A pre-application heritage analysis is included in the application documents and the scope largely agreed. The views including the Almshouses which was built in 1596-1599, are the key heritage impact and this was also highlighted in the extant 2017 permission.
- 6.60 Although the sky backdrop of the Almshouses has already been compromised by Whitgift Tower, it is still possible to appreciate the roofscape against a blue-sky background. The proposed towers would sit inside the sky backdrop of the Almshouses causing disruption

to the appreciation of its distinctive silhouette and would result in a less than substantial harm to the setting of the Grade I listed building.

- 6.61 Especially on the views from the west, where officers expressed concerns about the impact on the west façade (Tower A) on the Minister Church, it has been requested that the impact to be mitigated. Officers have agreed a provisional list of verified views with the applicant. The scheme is progressing well from these viewpoints however further testing is required to ensure that the towers do not appear overly dominant. Therefore, the Council would need to be convinced that the proposal has a striking appearance and a landmark quality being the tallest building in Croydon townscape and the harm would be outweighed by public benefits.

Impact on Adjoining Occupiers Living Conditions

- 6.62 During the course of pre-application discussions concerns were raised in regard to the separation distances to Apollo House to the north and Emerald House to the east. With regards to Apollo House, this is subject to a site allocation with the Croydon Local Plan and careful consideration is required not to prejudice any future development and the outlook and daylight/sunlight of future residents of the proposed development at 1-5 Lansdowne Road (this pre application site).
- 6.63 In relation to Emerald House, this site has had various extensions and the previous office space has been converted to residential units. These residential units have been implemented (construction works related to this change of use had commenced at the time the 2017 extant planning permission was being considered) and this is now an occupied residential block. On the flank wall closest to the application site there are bedroom windows (and from an examination of the planning history, it appears to be the only window to each of the bedrooms that face towards the pre-application site). Careful consideration will be required as to the direct impact on these neighbours. Through the pre application discussions, officers have requested detailed information with regards to levels and the positions of windows and any balconies for the proposed scheme in relation to those bedroom windows in Emerald House to assess any direct alignment. Initial information provided by the applicant suggests this could be acceptable, however, full plans will need to be submitted.
- 6.64 Canterbury House is also to the north of the site and has also been subject to an office to residential conversion and is subject to a current planning application to extend the building for residential use. Careful consideration will be required as to the direct impact on these neighbours.

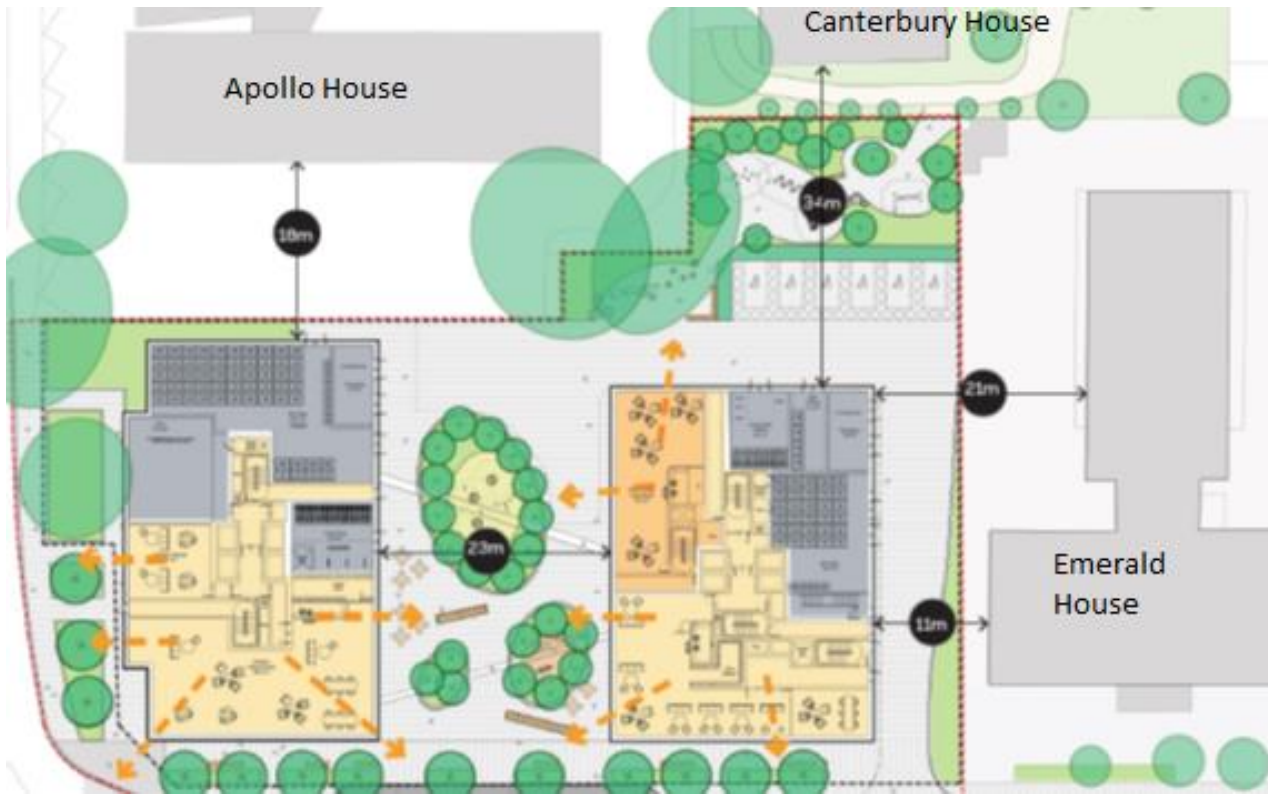


Figure 31: Separation distances from surrounding properties

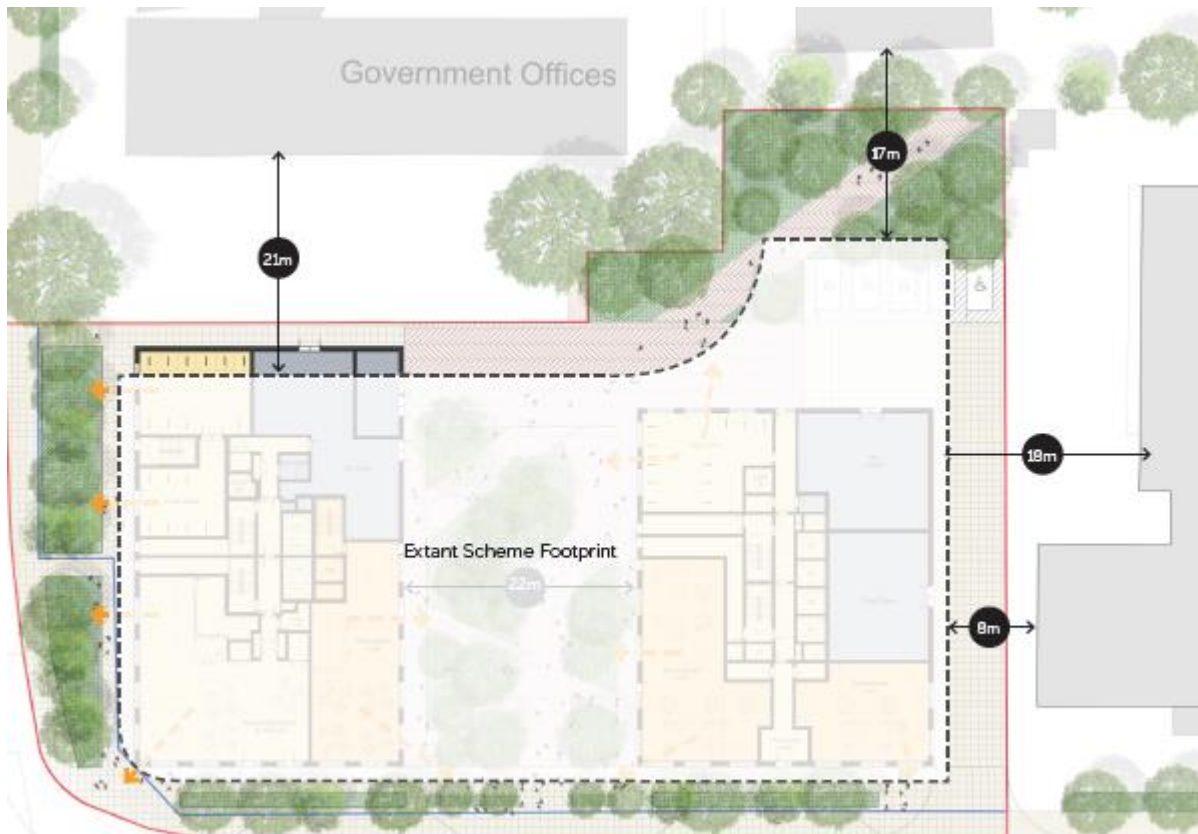


Figure 32: Separation distances on extant 2017 permission

6.65 There have been various iterations of the scheme during pre-application discussions, including layout of proposed flats, balconies and separation distances. The proposed separation distances between these residents and properties and the proposal are generally acceptable. The applicant is working on the placement of windows and the relationship with Emerald House. Cross sections and drawings have been provided In

the latest iteration balconies have been removed. Officers are currently of the view it would not be to a degree that would result in significant harm to the residential amenities, when assessed in the planning balance together with extant consent.

- 6.66 Other surrounding residential properties including Carolyn House and Cygnet House must also be assessed. The hotel opposite should also be included in analysis. The applicant has given a breakdown of the scope of the analysis of the affect upon the daylight and sunlight amenity which will be undertaken. This will be undertaken in accordance with the Building Research Establishment (BRE) Guidance (2022). The tests to be applied in assessing the reduction in daylight and sunlight are the Vertical Sky Component test (VSC), No-Sky-Line test (NSL) and Annual Probable Sunlight Hours test (APSH). In addition to assessing the effect of the proposed scheme in the existing baseline condition (proposed scheme verses the existing site and surroundings), the applicant will undertake a cumulative assessment that considers the pending planning application for Canterbury House, 2-6 Sydenham Road (22/03745/FUL), and a comparative assessment that considers the proposed scheme verses the 2017 permission.
- 6.67 The applicant has undertaken initial studies with regards to the proposed scheme compared to the light levels which the neighbour would have enjoyed were the consented scheme implemented. These show an improvement or no change in daylight and sunlight for the vast majority of windows and rooms from the effect of the 2017 consented scheme. The Council's independent consultant has highlight further areas of work and there needs to be more complete analysis undertaken before judgement can be made on the impacts of the proposed development on neighbouring properties. Officers are pursuing the full results to fully understand the extent of the impacts of the earliest date. This will also be review by the Council's independent consultant. At this stage, Officers are relatively comfortable with this relationship with surrounding properties, given its urban context but a full contextual evaluation will be required to demonstrate impacts have been limited as far as practicable.
- 6.68 Based on the direction the proposals are travelling in, Officers are generally supportive of the adopted approach; however further information is required to demonstrate that any harm has been limited as much as possible.
- 6.69 Third party comments received on any formal application will also need to be considered as part of any future scheme assessment.

Mix and Quality of Accommodation Provided

Mix

- 6.70 Croydon Local Plan 2018 policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. The provision of 10% 3-bedroom or larger units is the policy target for sites with a PTAL of 4 or higher within in a 'Central' setting. The Croydon Opportunity Area Planning Framework (2013) defines the site within 'New and East Croydon' where the requirements is for 10% of homes to be for families, consistent with DM1.1. The scheme currently provides for 10%, which meets the policy requirement.

Affordable Housing

- 6.71 Based on the applicant's financial viability assessment, they suggest that the scheme is not viable to deliver any affordable housing. Officers have sought independent review of this document and this work is progressing. Key matters such as the build to rent model (the forward funded approach), benchmark land level, rental values, build costs and operational costs are still being worked through.

6.72 Notwithstanding the viability position above, the applicant is, currently, offering 15% (by habitable room) affordable housing at a split of 70:30 in favour of discounted market rent London Living Rent. This will be as follows:

- 30% will be delivered as London Living Rent
- 20% will be delivered as Discount Market Rent at 80% market rent, capped at eligibility criteria within the London Plan
- 50% will be delivered as Discount Market Rent at 80% market rent in accordance with the National Planning Policy Framework

6.73 Whilst the split would accord with H11 of the London Plan (given the scheme is build to rent), the proposal to have 20 of these affordable units at a discount 80% of market rent, is not in accordance with the requirements of policy H11 of the London Plan, which requires this element of the affordable offer to be provided at a range of genuinely affordable rents. However, the proposal would accord with national policy in the NPPF. Officers have concerns with the offer and we would need to work with the GLA on this going forward. Currently, GLA officers are stating this 20% would not comply with the eligibility criteria in the London Plan, i.e. they would not be affordable to households on incomes of up to the current income cap of £60,000 and GLA officers would not treat these units as affordable housing when considering the scheme. However, we are alive to the current economic climate and would welcome feedback from Members.

6.74 It is very likely the scheme will need to be viability tested (on the basis it will not meet 35% on-site to be eligible for fast-track). Officers will seek to secure the maximum level of affordable housing deliverable on the scheme.

Quality

6.75 The current proposal is to provide circa 783 homes. Both Towers (A and B) are currently proposing fully serviced (Build to Rent) lobbies and co-working spaces. The residential units of Tower A would be accessed via two stair cores. The residential levels would contain 11 units per floor, with 6 from the northern side (with its own stair core) and 5 from the southern side (again with its own stair core). Within Tower B there would be 10 units per floor, again with two stair cores, with 6 from the northern side (with its own stair core) and 4 to 5 units per floor from the southern side (with its own stair core) Officers understand the approach adopted.

6.76 Officers and PRP have challenged the applicant to maximise dual aspect homes. Single aspect north facing units have been removed the scheme, Officers support the improvements made to this scheme in this regard. However, 7 units per floor in Tower A would remain single aspect and 6 per floor in Tower B. This is equivalent to the extant consent. However, it noted if there are fewer units per core, dual aspects units could be increased and therefore residential quality is increased. Housing developments should maximise the provision of dual-aspect dwellings avoiding single-aspect dwellings. To receive support, the proposal should also further evidence any mitigation through façade treatment and internal reconfiguration. Officers would welcome feedback from Members on this point.

6.77 The applicant has stated that minimum floor areas (London Plan and National Standards) will be achieved. Each of the units are now provided with 50% of the required external private outdoor amenity space within the unit (internal space) plus access to additional building wide amenities. The applicant has, therefore, provided oversized units given the air quality, daylight/sunlight, wind conditions and usability of balconies within the towers.

Further justification is required on these points for officers to support no private external amenity. This should be in the form of details of the internal amenity floor for both towers, external amenity space of both towers in the form of roof terraces, public realm and playspace. It is worth noting Ten Degrees has a similar arrangement with a mix of private internal space, no private amenity space and additional building wide facilities.

- 6.78 The current scheme has not yet evidenced calculations in reference to thermal comfort within the two tower dwellings. The application should evidence, particularly, with high-density tower blocks, over-heating risks, shading, passive ventilation and daylight provision is designed into the units.
- 6.79 Regardless of the final layout, daylight and sunlight adequacy analysis must be submitted to illustrate that all habitable rooms within the development achieve the minimum targets set by BRE Guidance. This should assess the future occupiers' light receipt against the 2022 BRE Guidance. The applicant has submitted a preliminary high-level report in relation to an earlier iteration of the scheme. This was shown as a percentage of rooms by floor and room type and therefore no individual rooms. This did show some lower percentages for the BRE target lux levels based upon room usage. The applicants is working on further design iterations including the current scheme which has removed balconies for example. Further daylight/sunlight information will be required to enable officers to take a view on acceptability and this information will also be independently reviewed.
- 6.80 Landscaping plans have been provided and the applicant is working with officers, to demonstrate how communal amenity space and playspace will be provided within the central pocket park and amenity space to the rear at ground floor level and on the roof top amenity. Internal space is also proposed to be provided and does include children's playspace. Discussions have focused on the public realm and playspace.
- 6.81 Currently the applicant is proposing that under 5's/doorstep play will be provided within the central garden square and playable space for older children will be provided in the north eastern part of the site. However, it is noted that there are significant shortfalls for London Plan requirements, with the majority of play potentially for older children proposed to be provided off-site through a financial contribution. The applicant recognises the shortfall and has prioritised the provision of play for younger children. Any off-site provision would need to show that a safe pedestrian route exists to reach this space and be considered in connection with the Council's needs.
- 6.82 The applicant has also provided detailed floor layout for the communal amenity areas (which are typical of the Build to Rent model). This includes a children play room (25 sqm) in each tower. There are also an area for a cinema room, games room and dining areas which can be hired for children's parties, for example. The south facing roof terrace could also have movable play items. The applicants also indicated the ground floor could have a flexible amenity space which could be used by families. This ground floor area should be fully explored so playspace is fully optimised. It is also noted this offer is an improvement on the Ten Degrees scheme. However, the assessment must be based on up-to-date data, planning policy and the planning merits of this current scheme. Officers have also requested full detail about child yield in Build to Rent schemes so a judgement can be made with regards to the acceptability of the offer. Officers would welcome Members views on the amenity space with particular regards to the playspace offering.

Age	Play Requirement	Play Provision
Under 5	677 sqm	150 sqm
5 to 11	442 sqm	190 sqm
12+	147 sqm	80 sqm
Total	1266 sqm	420 sqm

Figure 33: Showing the GLA play requirements and the proposed play provision on the site.



Figure 34: Playspace provision.

6.83 The applicant is aware that housing should cater for residents' changing needs over their lifetime and that 10% of units would need to be wheelchair accessible and 90% adaptable. Appropriate facilities, furniture, storage and turning space must be demonstrated on the plan's come submission.

6.84 The applicant should note D5 of the London Plan in relation to the need for a fire evacuation lift per core, and a fire statement will be required as part of any formal submission (D12 of the London Plan). The applicant has advised that the buildings have been designed to meet current fire regulations, including Gateway One. The Health and Safety Executive will be a formal consultee on any future planning application. Initial discussions have taken place with the HSE, London Fire Bridge and the Council Building Control Officer and fire safety is being designed into the building at this pre application stage and to include the requirement for two stair cores.

6.85 The impact of noise and air quality on residential amenity will need to be considered, especially as the surrounding roads make up a busy part of the road network. The applicant will need to demonstrate how internal areas and external areas achieve an acceptable standard; accordingly, noise and air quality assessments are expected with any future application. Suitable passive ventilation and avoidance of overheating will need to be demonstrated.

Highways and Transportation Matters

6.86 The site is situated in an area with an excellent public transport accessibility level of 6b and is within a short walk of East Croydon Train Station. A Transport Scoping Note and draft Refuse Strategy have been submitted as part of the pre application and discussions are ongoing with officers.

Residential Parking

6.87 Given the sites highly accessible location the scheme would be expected to be car free, with the exception of only blue badge parking within the site in line with London Plan and Local Plan policy. London Plan policy is for a 3% provision of blue badge spaces, which equates to approximately 23 spaces. The applicants have complied with the requirement for the development to be car free and only blue-badge parking is currently provided. The proposal is for 5 spaces to be accessed from Lansdowne Road. This is less than the London Plan requirement. Given the accessibility of the site and the benefit to the proposed public realm, officers consider that a lower provision would be suitable in this location and would further encourage the use of sustainable modes to travel. The applicant also has provided an initial Transport note detailing the accessibility of the local rail (West and East Croydon stations) and tram services.

6.88 On the basis the site is within a CPZ, and the development is proposed to be car-free, it is expected that the developer enter into a legal agreement to ensure future residents will be prohibited from applying for on-street parking permits, thereby controlling parking availability and parking stress within the CPZ. Subject to full justification, the level of parking which has been discussed with TfL, is acceptable at this stage.

Car Clubs

6.89 A car club space must be considered. The costs of providing this on street in the area would be borne by the developer. Zip Car operates in the Croydon area and as such this demonstrates a demand for car clubs within the area. In addition, membership for three years for all future occupiers would be secured within any legal agreement.

Cycle parking

6.90 The proposed development is seeking to include long stay and short stay cycle parking accordance with the London Plan and London Cycling Design Standards (LCDS) requirements, for both the residential and non-residential uses proposed. A number of built-in cycle storage spaces have been shown in the basement and at ground level and within buildings in various iterations of the scheme. At this stage the detailed storage capacity is not known, but the applicants have been made aware of the above requirements and have indicated their intention to meet them. Provision of larger adaptable bicycles (5%), as well as electric bicycles, must be incorporated.

Access/Servicing

6.91 A servicing bay is proposed to be provided on Lansdowne Road. Further details would be secured as part of a S278 agreement with the Highways Team at the legal obligation stage. Subject to full details the access and servicing arrangements are considered appropriate for a site of this size and scale. In terms of refuse collection that would take place to the rear of the site and initial tracking has been submitted. At this time, it is considered appropriate for servicing requirements.

6.92 An Active Travel Zone assessment will be required, in accordance with TfL's latest guidance, to demonstrate that there are suitable opportunities for all future users of the proposed development to access local amenities by walking, cycling or public transport in line with the Mayor's Healthy Streets approach. This may require improvements to routes to East Croydon Station and the town centre beyond, borne by the developer.

6.93 Details of the delivery and servicing strategy will be required, as well as construction logistics.

Mitigation

6.94 Contributions (starting point being £1,500 per unit) towards improvements to sustainable transport will be required and an additional contribution to a pedestrian link across Wellesley Road, along with the restriction of access to parking permits in the Central

Croydon CPZ, car club provision / membership and EVCP infrastructure, will also be required. Highway agreements will be required for all changes to the public highway and the adoption of widened footways and service bays, as well as upgrades to pavements and landscaping around the site required as a result of the provision of a tall building.

6.95 Transport for London are likely to have further requirements and financial obligation requests.

Environment

Building performance

6.96 All major development, such as this, should be net zero-carbon in accordance with the London Plan energy hierarchy of Be Lean; Be Clean; Be Green and Be Seen. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required and if zero carbon is not met a cash in lieu contribution is required. Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

6.97 The applicant has indicated that the proposed development would be Net Zero Carbon which is welcomed. As this scheme will be referable to the Mayor the whole life-cycle carbon emissions should be calculated through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate action taken to reduce life-cycle carbon emissions. As a GLA referable scheme it will also need to include a Circular Economy Statement that aims to be net zero-waste. Heat Risk needs to be managed and water consumption restricted.

6.98 Given that work is mainly still on going in relation to the townscape and transportation matters the majority of these elements are still being developed and further detail will be known when the scheme is advanced. The scheme should be able to meet these requirements.

Flooding

6.99 The site is located within in a surface water and ground water flood risk area and is also subject to critical drainage flooding. In accordance with Policy DM25.1 and Table 8.1 of Croydon's Local Plan all development on sites at risk from other sources of flooding area required to run a sequential test and exception test.

6.100 A site-specific Flood Risk Assessment proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan, is required.

6.101 Subject to satisfying the above requirements and priority given to the provision of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate, the principle of residential development would be acceptable. This must be integrated into the development, such as the use of nature based SuDs in the public realm areas.

6.102 An initial Flood Risk Assessment and Drainage Strategy has been submitted which highlights the importance of SuDs. The applicants have engaged with the Lead Local Flood Authority (LLFA) as a separate pre application process and discussions are on-going.

Air Quality

6.103 The whole of Croydon Borough has been designated as an Air Quality Management Area (AQMA). As indicated above, an air quality report will need to be submitted with any application. This must include how the ground floor residential units, amenity areas and balconies fronting the adjoining roads are suitable from an air quality perspective. Should the development increase air pollution or be located in an area subject to breaches then mitigation will be required.

Microclimate

6.104 The applicant has begun to explore wind impacts and what mitigation would be required. This is critical given the current wind conditions near East Croydon station, along Wellesley Road and Lansdowne Road and the applicant must work carefully with Officers to ensure the correct scenarios are tested, with the correct cumulative schemes in place and wind tunnel tested. A preliminary wind assessment has been submitted on a previous iteration of the scheme. The initial results show significantly windier conditions around the site and in amenity areas. In particular, there are potential safety risks in Lansdowne Road to the south east and between the site and Apollo House to the north west.

6.105 It is recommended that mitigation for these issues is embedded within the design, including the Wellesley Road elevation of the proposed development. Individual trees are not recommended for the mitigation of the safety issues, due to the risk of the trees failing.

6.106 The current scheme has been designed to take into account the initial microclimate results. Officers have advised that any mitigation must be designed in from the outset as opposed to being an afterthought. A number of mitigation measures are being tested and considered by the applicant including canopy design, façade vertical fin elements, corner chamfering, ground-level windbreaks and introducing a porous façade around bike storage. These have not been fully tested at this stage. Officers are working with the applicant on these solutions and the impact on the design of building. Discussions at this stage are ongoing. The wind assessments and results will be independently tested and consultants are on board as part of the pre-application discussions and methodology agreed. Officers are comfortable that discussions are progressing well. However, any mitigations that affect the design of the building will need to be fully explored prior to the submission of any future planning application.

Trees and biodiversity

6.107 The site is subject to Tree Preservation Order, 4, 1999 which covers 4 trees on Lansdowne Road.

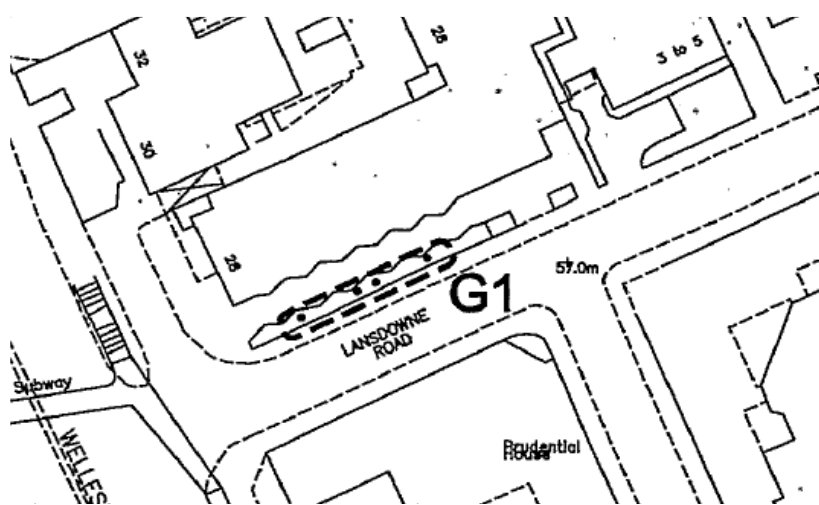
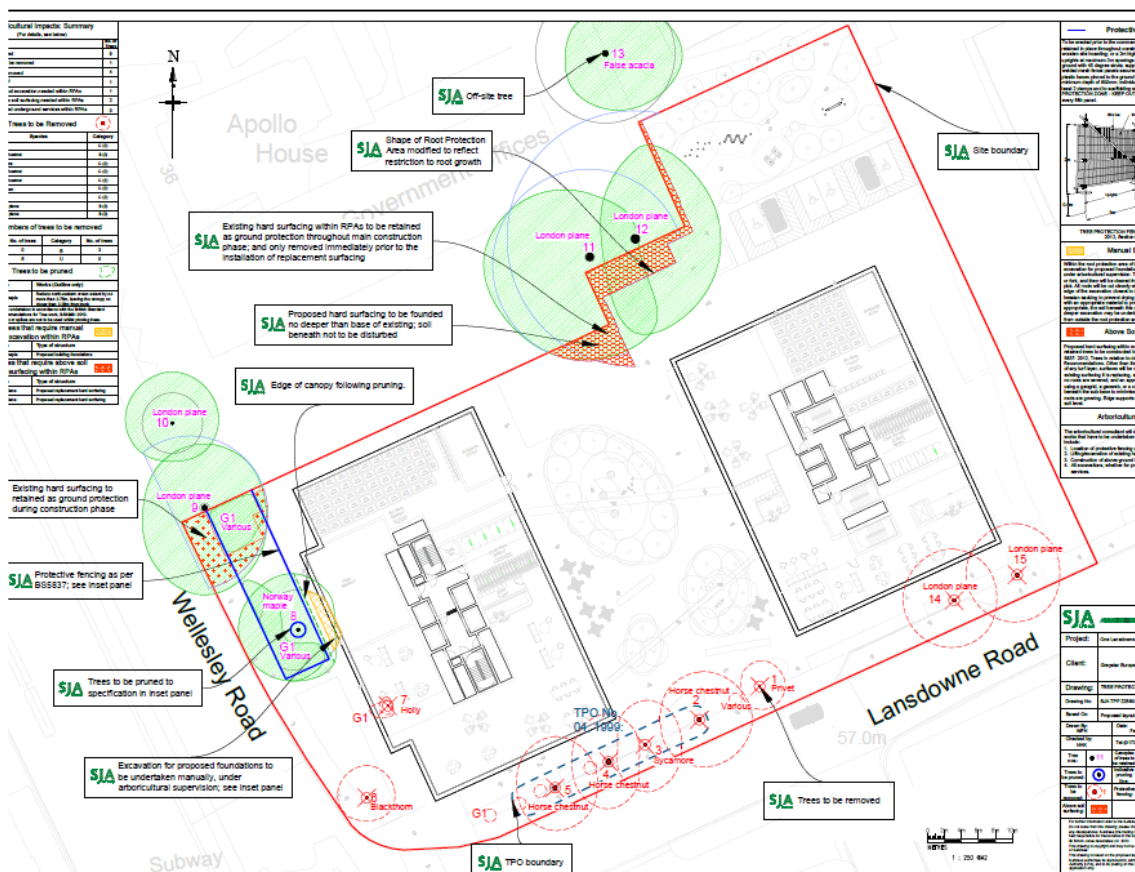


Figure 35: : TPO 4, 1999

6.108 There are other trees on Lansdowne Road and Wellesley Road which are not covered by the Tree Preservation Order (TPO). Of particular note are the two London Plane trees in front of Marco Polo House. The applicant has submitted an Arboricultural Implications Report. To accommodate the development nine individual trees and part of one group of trees and shrubs are proposed to be removed as set out below:

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
1	-	Privet	4.5m	x10 stems @ 70mm @ 0.5m	Young	C (2)
2	G1 04/1999	Horse chestnut	14m	480mm	Semi-mature	B (2)
3	G1 04/1999	Sycamore	13m	335mm	Semi-mature	C (2)
4	G1 04/1999	Horse chestnut	14.5m	570mm	Mature	C (2)
5	G1 04/1999	Horse chestnut	13.5m	480mm @ 1.3m	Semi-mature	C (2)
6	-	Blackthorn	4m	X8 stems @ 80mm @ 0.5m	Young	C (2)
7	-	Holly	4.5m	80mm est. 90mm est.	Young	C (2)
14	-	London plane	15m	360mm	Semi-mature	B (2)
15	-	London pane	15m	400mm	Semi-mature	B (2)



Figures 36 and 37 : Table and plan from the applicants tree survey showing trees to be removed

6.109 This includes all the TPO trees and all trees along Lansdowne Road and other trees on Wellesley Road. The applicant has provided justification within the submitted report. 6 of the trees to be removed are category C trees and these are either of low quality, low value or have short term potential and concluded their removal will have no significant

impact on the character and appearance of the area. Officers accept these conclusions. Three category B trees are to be removed. This is the Horse chestnut under the TPO and the two London Planes . With regards to Horse chest, this demonstrates below normal physical condition and historic wounds and one decay. The removal is accepted by Officers.

6.110 In relation to the London Planes, justification for the removal is given due to the limited visual contribution to the wider locality taking in account the pruning that has occurred. It is concluded that the removal would not have a significant impact on the character of the local area. The removal is regrettable to facilitate development, however, it is noted within the extant 2017 permission, the removal of all trees, including the TPO trees was accepted. It is noted that the proposed landscaping within the current pre application proposal, allows for more tree retention (on Wellesley Road), more areas for landscaping and replacement planting. A major positive of the current scheme is the removal of the podium and the introduction of the public realm between the buildings. Due weight must be given to the extant 2017 permission.



Figure 38: Indicative proposed landscaping scheme

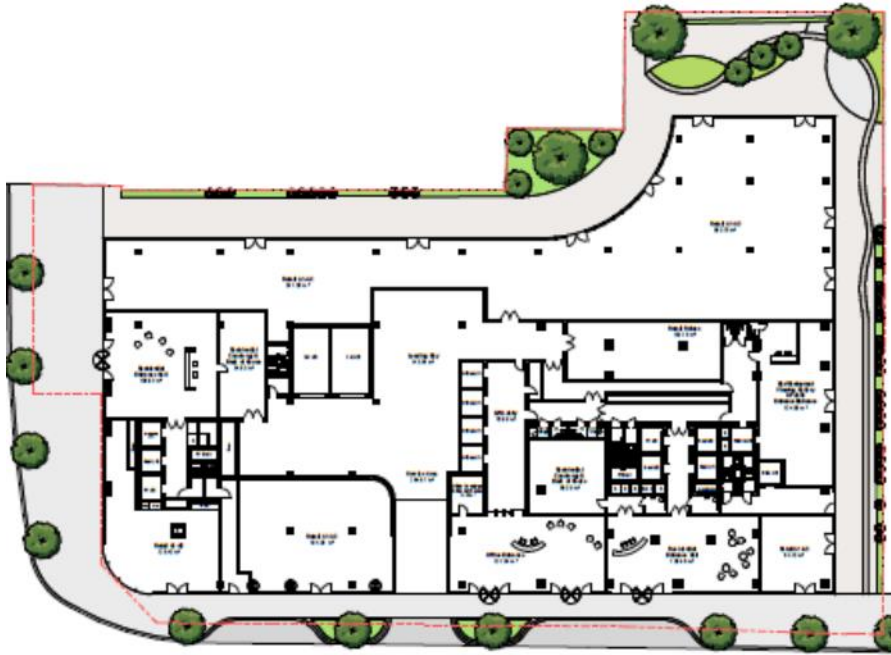


Figure 39: Comparison with extant 2017 permission

6.111 Additional planting is proposed and must be an integral element of the design of the scheme and the overall public realm and landscaping strategy. Full details of the types of replacement planting is required including types and species to ensure these are worthy replacements.

6.112 London Plan Policy G5 states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site. This scheme should achieve a target score of 0.4. Currently, the proposal is set to achieve a UGF score of 0.38. However, officers feel the target score should be met. Urban Greening Factor score needs to be improved. This can be derived through many routes. Vertical greening such as climbers on wiring can achieve points for 'green wall' under UGF scoring as well as intensive 'green roofs' with minimum 150mm substrate depth. Additionally, mid-level communal gardens can be a viable option.

6.113 The NPPF and London Plan Policy G6 require that any development seeks to provide biodiversity net gain. Such details will need to be worked through as the scheme progresses and must be integrated into the scheme. Full details will be required at application stage.

6.114 An EIA Screening Opinion (22/05177/ENV) was issued prior to the submission of the planning application. The development was not considered to require an EIA, taking account of its location, nature, scale, and characteristics.

Other Matters

6.115 Both the NPPF and London Plan Policy seeks to create safe, secure and appropriately accessible environments where crime, disorder and fear of crime do not undermine the quality of environment. Any future application should be mindful of Secured by Design principles and improve natural surveillance / lighting of the area. Initial discussions have taken place with Metropolitan Police Designing Out Crime Officer for Croydon.

6.116 In line with Policy DM16 of the Croydon Local Plan (2018) a health impact assessment will need to be submitted with the planning application.

Mitigation

6.117 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are progressing in relation to the Heads of Terms, but it is anticipated that these would include the following (this is not an exhaustive list):

- Affordable Housing (on-site)
- Affordable housing review mechanisms (early and late stage)
- Build to rent criteria and covenants
- Employment and training contributions and obligations (construction/operational)
- Playspace contribution
- Air Quality contribution
- Zero carbon offset (if required)
- Sustainable transport contributions (to include surface level pedestrian crossing on Wellesley Road)
- Car parking permit restrictions
- Car club provision and membership (3 years free)
- Travel Plan
- Transport for London contributions
- Public realm delivery and maintenance including allowing the public to pass and repass within the public realm areas
- Securing pedestrian link to the north, with public plaza and public realm areas and neighbouring site
- Street trees provision and maintenance
- Highway works including loading bays and footways
- Wind mitigation
- Television signal mitigation scheme
- Retention of scheme architects
- Free public access into building(s)
- Relevant monitoring fees

7 SPECIFIC FEEDBACK REQUESTED

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

1. The principle of tall buildings across the site, with the tallest storey tower on the corner of Lansdowne Road and Wellesley Road.
2. The amount and distribution of scale/bulk/height across the site, including the context of adjoining heritage assets.
3. The approach to public realm, private amenity space, internal amenity space playspace and communal space
4. The approach to residential quality.
5. The design approach and elevational detail including materiality of both buildings (Tower A and Tower B).
6. The 15% affordable housing provision.
7. The potential impacts on neighbouring residential amenities in terms of light, outlook and privacy.
8. The importance of microclimate, urban greening, trees, biodiversity and sustainable drainage.

8 PROCEDURAL MATTERS

- 8.1 The applicant has submitted a pre-application to the GLA for an initial opinion on the proposals. The meeting took place on the 28th October 2022 and Officers were present at this meeting. The assessment summary stated:
- 8.2 *The proposal for the comprehensive redevelopment of the site for a mixed-use, residential-led development to deliver circa 770 units within an Opportunity Area does not raise strategic concerns regarding land use principles, subject to determining the optimum quantum and nature of the office provision and the replacement of any existing social and community infrastructure. The applicant should continue to undertake wind, daylight and sunlight assessments which are critical to the layout of the scheme and successful delivery of public realm spaces. The link and green space to the north part of the site to Canterbury House is welcomed and requires careful design consideration to ensure this is safe, active and accessible space. Further consideration is also required regarding reducing single aspect units, materiality, play space, amenity and heritage matters, including providing a detailed heritage and townscape analysis addressing Policy D9 of the London Plan. Transport matters raised with regards to a TA, car parking, cycle parking and servicing should also be addressed.*
- 8.3 *The future application will need to address the issues raised in this report with respect to housing, urban design, heritage, transport, sustainable development and environmental matters. A follow up meeting should be affordable housing and viability to progress the key next steps above.*
- 8.4 GLA Officers encouraged the applicant's team to review the comments from Officers and re-engage through their pre-application process prior to the submission of a planning application. The second meeting with the GLA has taken place on 22nd March 2023, officers are awaiting the formal response.

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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 (2021)
 - the Croydon Local Plan (2018)
 - the South London Waste Plan (2022)
- 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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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: 17th April 2023

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.

27.03.2023 to 14.04.2023

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. : 22/05264/FUL
Location : 2A Addiscombe Avenue
Croydon
CR0 6LH

Ward : **Addiscombe East**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Erection two-storey building with habitable roof level to provide five (5) self-contained flats (Use Class C3) (following demolition of existing two-storey dwellinghouse and detached garage), Associated amenity, cycle storage, vehicle parking and waste storage spaces, and Alterations

Date Decision: 06.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00013/FUL

Ward : Addiscombe East

Location : 275 Addiscombe Road
Croydon
CR0 7HY

Type: Full planning permission

Proposal : Demolition of the existing house and construction of new four storey building to contain 9 flats, with car parking and other site alterations

Date Decision: 30.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00488/HSE

Ward : Addiscombe East

Location : 82 Selwood Road
Croydon
CR0 7JS

Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00607/GPDO

Ward : Addiscombe East

Location : 12 Capri Road
Croydon
CR0 6LE

Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00662/LP
Location : 33 Ashburton Avenue
Croydon
CR0 7JG

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

Proposal : Erection of single storey rear extension. Erection of rear dormer, installation of a rooflights on front roofslope.

Date Decision: 14.04.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00974/NMA
Location : 35 Blackhorse Lane
Croydon
CR0 6RT

Ward : **Addiscombe East**
Type: Non-material amendment

Proposal : Non-material amendment (reduction in eaves height) linked to planning application 20/01769/FUL for demolition of existing garages at rear and erection of two bedroom detached dwelling

Date Decision: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05930/FUL
Location : 2 Vincent Road
Croydon
CR0 6ED

Ward : **Addiscombe West**
Type: Full planning permission

Proposal : Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.

Date Decision: 05.04.23

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

Level: Planning Committee

Ref. No. : 23/00185/FUL

Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Davidson Lodge
34 Freemason's Road
Croydon
CR0 6PD
Type: Full planning permission

Proposal : Installation of outdoor cabinet.

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00186/LBC
Location : Davidson Lodge
34 Freemason's Road
Croydon
CR0 6PD
Ward : **Addiscombe West**
Type: Listed Building Consent

Proposal : Installation of a new powder coated weatherproof outdoor cabinet.

Date Decision: 30.03.23

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 23/00548/LE
Location : Warehouse
130 Oval Road
Croydon
CR0 6BL
Ward : **Addiscombe West**
Type: LDC (Existing) Use edged

Proposal : Use of land for residential purposes commensurate with planning permission
05/02393/RES.

Date Decision: 06.04.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/00577/PA8
Location : Outside 185 Morland Road
Croydon
CR0 6HD
Ward : **Addiscombe West**
Type: Telecommunications Code
System operator

Proposal : Proposed 5G telecoms installation: H3G 16m street pole and further additional equipment
cabinets.

Date Decision: 06.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00629/HSE
Location : 203 Davidson Road
Croydon
CR0 6DP

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 05.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00678/HSE
Location : 1 Tiverton Close
Croydon
CR0 6GD

Ward : Addiscombe West
Type: Householder Application

Proposal : Replacement and addition of window and doors to front, side and rear of property.
Addition of windows to roof.

Date Decision: 11.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00901/HSE
Location : 45 Dominion Road
Croydon
CR0 6JP

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of rear ground floor extension.

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04635/FUL
Location : 61A Bensham Manor Road
Thornton Heath
CR7 7AE

Ward : Bensham Manor
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Conversion of loft to habitable space, erection of rear dormer and installation of window to front roof slope.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00396/HSE
Location : 30 Oaklands Avenue
Thornton Heath
CR7 7PH

Ward : Bensham Manor
Type: Householder Application

Proposal : Retrospective application for erection of a single storey rear extension (following demolition of existing) and erection of outbuilding in rear garden.

Date Decision: 29.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00504/LE
Location : 52 Penshurst Road
Thornton Heath
CR7 7EA

Ward : Bensham Manor
Type: LDC (Existing) Use edged

Proposal : Existing use as 1x one bedroom flat and 1x 3 bedroom flat

Date Decision: 03.04.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/00512/HSE
Location : 12 Sandringham Road
Thornton Heath
CR7 7AX

Ward : Bensham Manor
Type: Householder Application

Proposal : Retrospective application - erection of single storey rear extension following demolition of existing conservatory.

Date Decision: 27.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00593/LP

Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 11 Boswell Road
Thornton Heath
CR7 7RZ
Type: LDC (Proposed) Operations
edged

Proposal : Erection of ground and first floor rear extension, (following demolition of existing).

Date Decision: 06.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00595/LP
Location : 11 Boswell Road
Thornton Heath
CR7 7RZ
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear roof slope, installation of three (3) roof lights into front roof slope and erection of outbuilding in the rear garden.

Date Decision: 05.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00599/GPDO
Location : 11 Boswell Road
Thornton Heath
CR7 7RZ
Ward : **Bensham Manor**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 27.03.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/00604/LP
Location : 96 Kynaston Avenue
Thornton Heath
CR7 7BW
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of rear dormer and installation of front roof lights.

Date Decision: 05.04.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 23/00663/LE
Location : 1066 London Road
Thornton Heath
CR7 7ND

Ward : Bensham Manor
Type: LDC (Existing) Use edged

Proposal : Internal layout of existing residential flat

Date Decision: 13.04.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/04644/FUL
Location : 2 Kidderminster Road
Croydon
CR0 2UE

Ward : Broad Green
Type: Full planning permission

Proposal : Retrospective conversion of the existing family house into a 9 bedroom HMO, with associated alterations

Date Decision: 04.04.23

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

Level: Delegated Business Meeting

Ref. No. : 22/03758/HSE
Location : 112 Sutherland Road
Croydon
CR0 3QJ

Ward : Broad Green
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of the existing shed.

Date Decision: 12.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04769/DISC
Location : Morris House
2 Bensham Lane
Croydon
CR0 2RQ

Ward : Broad Green
Type: Discharge of Conditions

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00645/DISC **Ward : Broad Green**
Location : Development Site Former Site Of Barnacle Type: Discharge of Conditions
Works
Bensham Lane
Croydon
CR0 2RQ

Proposal : Details pursuant to Condition 21 (Soil Validation Report) of planning permission 18/04537/FUL granted for Demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures.

Date Decision: 13.04.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00665/HSE **Ward : Broad Green**
Location : 13 Albion Street Type: Householder Application
Croydon
CR0 3SA

Proposal : Erection of accessible ramps to the front and rear.

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00728/CONR **Ward : Broad Green**
Location : 1 Kelling Gardens Type: Removal of Condition
Croydon
CR0 2RP

Proposal : Erection of single storey dwelling house at land to the South-East of No.1 Kelling Gardens, with associated cycle storage and bin storage (Variation of condition 2 of planning permission 22/01834/FUL (in accordance with plans) ; the change involves raising the height of the roof and parapet by 200mm to accommodate the green roof build-up and a 2.5m ceiling height internally).

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01119/LP **Ward : Broad Green**
Location : 89 Fairholme Road Type: LDC (Proposed) Operations
Croydon edged
CR0 3PJ

Proposal : Loft conversion with erection of rear box dormer and insertion of front rooflights

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00378/DISC **Ward : Crystal Palace And Upper Norwood**
Location : 130 Church Road Type: Discharge of Conditions
Upper Norwood
London
SE19 2NT

Proposal : Details pursuant to the discharge of condition 3 (materials) for planning permission 20/03873/FUL for 'Erection of an additional storey above the existing side extension to the doctors surgery'

Date Decision: 27.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00411/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 15 Hermitage Gardens Type: Full planning permission
Upper Norwood
London
SE19 3QP

Proposal : Demolition of existing conservatory and erection of single storey rear extension.

Date Decision: 06.04.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00770/LP **Ward : Crystal Palace And Upper Norwood**
Location : 64 Grecian Crescent **Type: LDC (Proposed) Operations edged**
Upper Norwood
London
SE19 3HH
Proposal : Conversion of loft to habitable space, erection of hip to gable and erection of rear dormer.
Installation of front rooflights.

Date Decision: 28.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05625/FUL **Ward : Coulsdon Town**
Location : Harwoods Jaguar Land Rover **Type: Full planning permission**
Smitham Garage
Brighton Road
Coulsdon
CR5 3EA
Proposal : The demolition of the existing car showroom and ancillary buildings and the erection of a mixed-use development providing a car showroom at ground floor level and two one-bedroom flats at first floor level and the erection of a vehicle parking deck and the reconfiguration of the car parking layout with associated hard and soft landscaping.

Date Decision: 27.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02125/FUL **Ward : Coulsdon Town**
Location : R/O 3-7 Julien Road **Type: Full planning permission**
Coulsdon
CR5 2DN
Proposal : Construction of three detached houses including access road, parking and landscaping
Date Decision: 12.04.23

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00436/GPDO
Location : 5 Windermere Road
Coulsdon
CR5 2JF

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.7 metres

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00578/HSE
Location : 11 Woodfield Close
Coulsdon
CR5 3EQ

Ward : Coulsdon Town
Type: Householder Application

Proposal : Alterations including the erection of a single storey side and rear extension.

Date Decision: 03.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00625/HSE
Location : 63 The Vale
Coulsdon
CR5 2AU

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of two-storey side extension and alterations of fenestrations following demolition of existing garage. (Amendments to 22/04386/HSE)

Date Decision: 12.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00655/FUL

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 344 Chipstead Valley Road
Coulsdon
CR5 3BF
Type: Full planning permission

Proposal : Conversion of the existing detached dwelling to provide two x three-bedroom dwellings; the erection of a two storey rear extension with an increase to the ridge height of the existing dwelling and the erection of a rear dormer; associated garden space, refuse and recycling storage and car parking.

Date Decision: 14.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00704/HSE
Location : 101 Windermere Road
Coulsdon
CR5 2JE
Ward : Coulsdon Town
Type: Householder Application

Proposal : Proposed partial demolition of existing outbuilding and carport and proposed erection of a timber garden room.

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00712/HSE
Location : 15 Woodfield Hill
Coulsdon
CR5 3EL
Ward : Coulsdon Town
Type: Householder Application

Proposal : Part demolition of building, alterations, erection of single storey side and rear extensions with raised patio (Amendment to previous planning application 22/01495/HSE)

Date Decision: 12.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00782/GPDO
Location : 66 Smitham Bottom Lane
Purley
CR8 3DD
Ward : Coulsdon Town
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

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: 13.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01100/NMA

Ward : Coulsdon Town

Location : Land Development Site Formerly
116 Reddown Road
Coulsdon
CR5 1AL

Type: Non-material amendment

Proposal : Non-material amendment (site layout) to planning permission ref. 21/00338/FUL (Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL).

Date Decision: 11.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01197/LP

Ward : Coulsdon Town

Location : 28 Wilhelmina Avenue
Coulsdon
CR5 1NH

Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding.

Date Decision: 04.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03971/DISC

Ward : Fairfield

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

Type: Discharge of Conditions

Proposal : Details required by Condition 1 (External materials and mock up) of planning permission 15/01419/P

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Date Decision: 28.03.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 20/05026/DISC **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, **Type: Discharge of Conditions**
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Discharge of Conditions 42 (Finished ground levels) and 55 (Service accesses) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for 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.

Date Decision: 30.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01785/FUL **Ward : Fairfield**
Location : 96-98 George Street **Type: Full planning permission**
Croydon
CR0 1P

Proposal : Demolition of 96 George Street (Norwich Union House) and 98 George Street (St Matthew's House) and redevelopment to provide an 11 storey (GIA 19, 233sqm) building comprising (Class E) office and café space on the ground floor and (Class E) office use across basement and upper floors, with associated cycle parking and Blue Badge parking with improvements to the adjacent College Square (outside of the application boundary).

Date Decision: 13.04.23

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

Level: Planning Committee

Ref. No. : 21/06194/DISC **Ward : Fairfield**
Location : Boulevard Point Type: Discharge of Conditions
15 Scarbrook Road
Croydon
CR0 9XN

Proposal : Discharge of conditions 20 (highway agreement) of planning permission 15/01462/P and associated non material amendment application 19/02440/NMA for the erection of an eleven storey building, comprising 13 three bedroom, 20 one bedroom and 9 two bedroom flats with associated landscaping, cycle parking and amenity space

Date Decision: 06.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00997/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Discharge of Conditions
College Road
Croydon, CR0 1PF

Proposal : Discharge of condition 11 (PART B ONLY) (Public Art) 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: 30.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03248/GPDO **Ward : Fairfield**
Location : 53 - 55 North End Type: Prior Appvl - Class E to
Croydon (dwellings) C3
CR0 1TG

Proposal : Change of use of first, second and third floors from (Use Class E) - Commercial, Business and Service to 6no. self contained residential units (Use Class C3) (Prior Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 11.04.23

Approved (prior approvals only)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 22/03795/FUL **Ward : Fairfield**
Location : Rear Of 95 Church Street Type: Full planning permission
Croydon
CR0 1RN

Proposal : Demolition of existing outbuilding and erection of a two storey self-contained residential unit

Date Decision: 05.04.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/04874/DISC **Ward : Fairfield**
Location : Development Site Former Site Of 27 Type: Discharge of Conditions
Tamworth Place
Croydon
CR0 1RL

Proposal : Discharge of conditions 3 (materials, balustrade, parapet _ privacy screening) and 4 (obscure glazing _ balcony privacy screening) of planning permission 20/03032/FUL.

Date Decision: 11.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00154/FUL **Ward : Fairfield**
Location : 29 - 30 Dingwall Road Type: Full planning permission
Croydon
CR0 2NB

Proposal : Internal and external alterations to facilitate the creation of 19 additional hotel rooms

Date Decision: 06.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00420/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Discharge of Conditions
College Road
Croydon, CR0 1PF

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Discharge of condition 31 (building maintenance and cleaning) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for 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: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00434/GPDO

Ward : **Fairfield**

Location : Alhambra House
9 St Michael's Road
Croydon
CR9 3DD

Type: Prior Appvl - up to two storeys flats

Proposal : Construction of two additional storeys to provide 6 no. x 2-bed (2 person) self-contained flats (Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 03.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00469/DISC

Ward : **Fairfield**

Location : Leon House
233 High Street
Croydon
CR0 1FW

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (materials) and Condition 4 (CLP) attached to planning permission 19/04605/FUL for the erection of four residential units within the roof level of Leon House, associated parking, cycle and refuse storage

Date Decision: 30.03.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 23/00606/DISC

Ward : **Fairfield**

Ref. No. : 23/00690/LP
Location : 4 Cranmer Road
Croydon
CR0 1SR

Ward : Fairfield
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of rear box dormer and insertion of front rooflights

Date Decision: 31.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01142/LP
Location : 125 Edridge Road
Croydon
CR0 1EJ

Ward : Fairfield
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear L-shaped rear dormer

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/06039/FUL
Location : 16 - 18 Park Road
Kenley
CR8 5AP

Ward : Kenley
Type: Full planning permission

Proposal : Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.

Date Decision: 12.04.23

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

Level: Planning Committee

Ref. No. : 22/04703/DISC
Location : 8 Kearton Close
Kenley
CR8 5EN

Ward : Kenley
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Discharge of Conditions 12 (Highway Improvement Works) and 15 (Construction Logistics Plan) attached to planning permission ref. 20/00981/FUL for 'Demolition of existing 2 bedroom bungalow and replacement with four dwellings, car parking, landscaping'

Date Decision: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05131/HSE
Location : 88 Welcomes Road
Kenley
CR8 5HE

Ward : **Kenley**
Type: Householder Application

Proposal : Alterations. Erection of two-storey front extension. Erection of single storey rear/side extension (following demolition of existing rear additions). Replacement of flat roof to existing attached garage with pitched roof. Replacement of existing roof tiles with slate.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05201/HSE
Location : Rosebank
15 Valley Road
Kenley
CR8 5DJ

Ward : **Kenley**
Type: Householder Application

Proposal : Conversion of conservatory to habitable room with new pitched roof

Date Decision: 28.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00393/LP
Location : Car Park, Kenley Railway Station
Kenley Lane
Kenley
CR8 5DF

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

Proposal : The erection of a new cycle hub within the car park at the station.

Date Decision: 27.03.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 23/00419/DISC **Ward : Kenley**
Location : 10 Cedar Walk Type: Discharge of Conditions
Kenley
CR8 5JL

Proposal : Discharge of condition number 2 (landscaping) attached to the approved reserved matters application ref. 21/05485/RSM. (Reserved matters relating to Appearance, Landscaping, Layout and Scale (Condition 4) attached to planning permission ref. 20/02410/OUT for the proposed demolition of side extension to existing house to allow access to the rear and the construction of 4 new two storey dwellings with associated amenity space, the provision of 8 parking spaces and cycling space).

Date Decision: 31.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00492/HSE **Ward : Kenley**
Location : 34 Garston Lane Type: Householder Application
Kenley
CR8 5BA

Proposal : Proposed single storey rear extension and extension of patio area

Date Decision: 03.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00559/HSE **Ward : Kenley**
Location : 13 Hermitage Road Type: Householder Application
Kenley
CR8 5EA

Proposal : Alterations including the erection of a two storey side extension, single storey rear extension, front and rear dormer roof extensions including two rooflights to the front roofslope, a new entrance canopy and alterations to the rear garden level.

Date Decision: 03.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00567/HSE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 3A Ravenswold Type: Householder Application
Kenley
CR8 5LL

Proposal : Alterations including erection of a single storey front, side and rear extensions including raised decking, and erection of a replacement garage.

Date Decision: 05.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00650/DISC Ward : **Kenley**
Location : Development Site At Type: Discharge of Conditions
25 - 27 Cullesden Road
Kenley
CR8 5LR

Proposal : Discharge of Condition 10 (Wildlife Sensitive Lighting) attached to planning permission ref. 21/06019/FUL for 'Demolition of existing dwellings, erection of 6 houses with associated access, car parking and hard and soft landscaping'

Date Decision: 03.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00669/GPDO Ward : **Kenley**
Location : Glen View Type: Prior Appvl - Class A Larger
Old Lodge Lane House Extns
Kenley
CR8 5EU

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.4 metres

Date Decision: 05.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00739/TRE Ward : **Kenley**
Location : Torii Pines Type: Consent for works to protected
Firs Road trees
Kenley
CR8 5LH

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : T3- Beech - Reduce back to previous pruning points (2 metres Crown reduction)
(TPO No. 54, 2009)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00869/DISC
Location : 10 Cedar Walk
Kenley
CR8 5JL

Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of condition number 5 (Fire Safety) attached to reserved matters approval ref. 21/05485/RSM (Reserved matters relating to Appearance, Landscaping, Layout and Scale (Condition 4) attached to planning permission ref. 20/02410/OUT for the proposed demolition of side extension to existing house to allow access to the rear and the construction of 4 new two storey dwellings with associated amenity space, the provision of 8 parking spaces and cycling space).

Date Decision: 11.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01084/LP
Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD

Ward : Kenley
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a rear dormer roof extension.

Date Decision: 05.04.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01087/LP
Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD

Ward : Kenley
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension.

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01148/LP
Location : 217 Hayes Lane
Kenley
CR8 5HN

Ward : Kenley
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing conservatory and erection of single storey rear extension includes installation of three rooflights and internal alterations.

Date Decision: 04.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00458/HSE
Location : 7 Frensham Drive
Croydon
CR0 0QZ

Ward : New Addington North
Type: Householder Application

Proposal : Demolition of garage. Erection of two-storey side extension.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00298/HSE
Location : 19 Grenville Road
Croydon
CR0 0NZ

Ward : New Addington South
Type: Householder Application

Proposal : Demolition of existing garage; erection of two storey side and single storey rear extension.

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Ref. No. : 23/00583/HSE **Ward :** **New Addington South**
Location : 57 Gascoigne Road **Type:** Householder Application
Croydon
CR0 0NG

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

Date Decision: 06.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00732/LP **Ward :** **New Addington South**
Location : 56 Redstart Close **Type:** LDC (Proposed) Operations
Croydon edged
CR0 0EU

Proposal : Demolition of garage. Erection of single storey side extension, single storey rear extension and detached outbuilding. Loft conversion with erection of hip to gable extension and rear box dormer.

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04572/HSE **Ward :** **Norbury Park**
Location : 41 Kensington Avenue **Type:** Householder Application
Thornton Heath
CR7 8BT

Proposal : Alterations, erection of part-single/two-storey rear extension and front porch extension

Date Decision: 12.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05103/HSE **Ward :** **Norbury Park**
Location : 97 Northwood Road **Type:** Householder Application
Thornton Heath
CR7 8HW

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Erection of single storey rear extension.

Date Decision: 30.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05270/HSE
Location : 272 Norbury Avenue
Norbury
London
SW16 3RL

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of first floor rear extension.

Date Decision: 31.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00069/HSE
Location : 38 Georgia Road
Thornton Heath
CR7 8DR

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of rear outbuilding ancillary to main dwellinghouse

Date Decision: 27.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00373/LP
Location : 13 Buckingham Gardens
Thornton Heath
CR7 8AT

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

Proposal : Temporary siting of a mobile home in the rear garden for the duration of construction works to the main house

Date Decision: 06.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00515/GPDO
Location : 52 Green Lane
Thornton Heath
CR7 8BD

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

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

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00600/GPDO
Location : 23 St Oswald's Road
Norbury
London
SW16 3SA

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

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.8 metres

Date Decision: 05.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00670/LP
Location : 52 Green Lane
Thornton Heath
CR7 8BD

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

Proposal : Hip to gable loft conversion, erection of rear dormer and installation of two rooflights on the front roofslope.

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00691/GPDO

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 133 Norbury Avenue
Thornton Heath
CR7 8AP

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 05.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03894/HSE

Location : 9 Tylecroft Road
Norbury
London
SW16 4BL

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 13.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05078/HSE

Location : 9 Pollards Hill East
Norbury
London
SW16 4UX

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of single storey outbuilding with storage at mezzanine level to provide an office/garden room, following demolition of existing garage.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05165/FUL

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Rear Of 38 Norbury Court Road Type: Full planning permission
Norbury
London
SW16 4HT

Proposal : Erection of a two bedroom dwelling with associated amenity space and refuse storage.

Date Decision: 03.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00260/FUL Ward : **Norbury And Pollards Hill**
Location : 42 Norbury Crescent Type: Full planning permission
Norbury
London
SW16 4LA

Proposal : Alterations, conversion of single dwelling to form 1x 3bed flat, 1x 2bed flat and 1x 1bed flat, erection of rear/side dormer extension, single storey rear extension, provision of 1x rooflight in front roofslope and associated cycle and refuse storage

Date Decision: 14.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00341/DISC Ward : **Norbury And Pollards Hill**
Location : 66 Pollards Hill North Type: Discharge of Conditions
Norbury
London
SW16 4NY

Proposal : Discharge of Condition 6 (materials) and 7 (window reveals) attached to planning permission 21/03908/FUL for the Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 30.03.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00490/GPDO Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 133 Norbury Crescent
Norbury
London
SW16 4JX
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 2.7 metres and a maximum overall height of 2.7 metres

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00495/LP
Location : 14 Abingdon Road
Norbury
London
SW16 5QP
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension (following demolition of existing).

Date Decision: 29.03.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00534/LP
Location : 15 Abingdon Road
Norbury
London
SW16 5QP
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : Use of one (1) room as a private office space for private and taxi hire booking services.

Date Decision: 27.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00666/LP
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 43 Upwood Road
Norbury
London
SW16 5RB
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer and three rooflights to front roof slope

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00762/HSE
Location : 40 Norbury Court Road
Norbury
London
SW16 4HT
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main
roofslope with Juliet Balcony and installation of three roof lights into front roof slope.

Date Decision: 13.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00773/DISC
Location : 66 Pollards Hill North
Norbury
London
SW16 4NY
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (construction environmental management plan) and 11
(biodiversity) attached to planning permission 21/03908/FUL for the Demolition of existing
dwellinghouse building and provision of residential accommodation (Class C3)
comprising the erection of 9 two storey houses with rooms in roof space facing onto
Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling
storage and cycle and car parking.

Date Decision: 12.04.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Ref. No. : 23/00806/GPDO **Ward : Norbury And Pollards Hill**
Location : 45 Dalmeny Avenue **Type: Prior Appvl - Class A Larger**
Norbury **House Extns**
London
SW16 4RS

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 12.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01079/NMA **Ward : Norbury And Pollards Hill**
Location : Claremont **Type: Non-material amendment**
Bishops Park Road
Norbury
London
SW16 5TT

Proposal : Non-material amendment to planning permission 22/02839/HSE: 'Erection of single storey side extension, conversion of loft to habitable space with erection of rear dormer, and erection of single storey outbuilding'.

Date Decision: 31.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04205/FUL **Ward : Old Coulsdon**
Location : 85 Coulsdon Road **Type: Full planning permission**
Coulsdon
CR5 2LD

Proposal : Demolition of existing detached bungalow and erection of 2 two storey semi-detached houses with accommodation within the roof space and a row of 3 two storey terrace houses with private gardens, alterations to the existing vehicular access, provision of parking spaces and associated cycle and refuse facilities

Date Decision: 30.03.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 22/02394/FUL
Location : 23 Shirley Avenue
Coulsdon
CR5 1QZ
Ward : Old Coulsdon
Type: Full planning permission

Proposal : Demolition of existing dwelling; formation of new access road; erection of 9 new dwelling houses with associated parking, landscaping and amenity.

Date Decision: 14.04.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05132/HSE
Location : 12 Lacey Avenue
Coulsdon
CR5 1LQ
Ward : Old Coulsdon
Type: Householder Application

Proposal : Removal of a timber frame lean to structure to the rear and the construction of a single storey rear extension

Date Decision: 11.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05233/HSE
Location : 49 Tollers Lane
Coulsdon
CR5 1BF
Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of the existing roof and the erection of a replacement with an increase in the existing ridge height with associated side and rear dormer windows.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00530/HSE
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 62 Caterham Drive
Coulsdon
CR5 1JH
Type: Householder Application

Proposal : Single storey rear extension with first floor side extension

Date Decision: 11.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00556/HSE
Location : 21 Marlpit Lane
Coulsdon
CR5 2HF
Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations including erection of a first floor side extension and new roof to the single storey side extension.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00612/TRE
Location : 28 Keston Avenue
Coulsdon
CR5 1HL
Ward : Old Coulsdon
Type: Consent for works to protected trees

Proposal : T1 Horse Chestnut: 4 metre crown lift measured from ground level and no more than a 2 metre Crown Reduction, as well as the removal of a singular limb suffering from bark necrosis.
(TPO 64, 2008)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00644/DISC
Location : Ash Villas
86 Bradmore Way
Coulsdon
CR5 1PB
Ward : Old Coulsdon
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Discharge of Condition 9 (Materials) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 13.04.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00832/DISC
Location : 8 Coulsdon Road
Coulsdon
CR5 2LA

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Part discharge for Phase II) (Demolition and Construction Logistics Management Plan) of Planning Permission 19/03965/FUL (Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping)

Date Decision: 04.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01174/DISC
Location : Ash Villas
86 Bradmore Way
Coulsdon
CR5 1PB

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Construction Logistics and Management Plan) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 14.04.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Char Apartments
14 Mitchley Avenue
Purley
CR8 1DT
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (reduction in carbon dioxide emissions) attached to planning permission 18/03582/FUL for the demolition of existing property and erection of 3-storey development consisting 6 flats with associated access, 4 parking spaces, cycle storage and refuse store, and alterations to the existing land levels.

Date Decision: 04.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00383/HSE
Location : 118 Mount Park Avenue
South Croydon
CR2 6DJ
Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Proposal : Part single, part two storey front, side and rear extension (following demolition of the existing side garage) including front and rear roof light, and hip to gable and rear dormer extensions.

Date Decision: 27.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00656/TRE
Location : 126 Riddlesdown Road
Purley
CR8 1DE
Ward : **Purley Oaks And Riddlesdown**
Type: Consent for works to protected trees

Proposal : Group G1, comprising 1 x mature Sycamore & 1 x mature Common Ash, identified on attached document as T2 and T3.
Works specification- Extend existing driveway in proximity to and within the root protection areas (RPAs) of group G1.
(TPO No. 41, 2010)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 23/00909/DISC

Ward : **Purley Oaks And
Riddlesdown**

Location : 88 Riddlesdown Road
Purley
CR8 1DD

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) of planning permission
22/00148/FUL (Demolition of existing five-bedroom detached house and erection of a
block of flats comprising of 21no. units, refuse and recycling store, parking, landscaping
and associated works)

Date Decision: 05.04.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/03638/FUL

Ward : **Purley And Woodcote**

Location : 2 Hillcroft Avenue
Purley
CR8 3DG

Type: Full planning permission

Proposal : Erection of a detached two-storey dwelling

Date Decision: 30.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06066/HSE

Ward : **Purley And Woodcote**

Location : 46 Furze Lane
Purley
CR8 3EG

Type: Householder Application

Proposal : Alterations and erection of a two-storey side extension (retrospective application)

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00973/FUL

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Land R/O 30 - 34 Hartley Old Road Type: Full planning permission
Purley
CR8 4HG

Proposal : Alterations to include alterations to land levels, erection of 3 pairs of two storey semi-detached dwellinghouses with accommodation within the roof (6 dwellinghouses in total), alterations/widening of existing vehicular access, formation of access road and provision of associated car parking, cycle, refuse and landscaping

Date Decision: 14.04.23

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

Level: Planning Committee

Ref. No. : 22/01816/OUT **Ward : Purley And Woodcote**
Location : 41 Woodcrest Road Type: Outline planning permission
Purley
CR8 4JD

Proposal : Demolition of the existing dwelling and erection of part 3 / part 4 storey building with accommodation in the roof space to provide a total of 8 units comprising 1 x 1-bed apartment, 4 x 2-bed apartments and 3 x 3-bed apartments with associated refuse and cycle stores, vehicular access and undercroft car parking at 41 Woodcrest Road.

Date Decision: 31.03.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/03455/HSE **Ward : Purley And Woodcote**
Location : 4 Foxglove Gardens Type: Householder Application
Purley
CR8 3LQ

Proposal : First floor side extension (above the double garage and extension), first floor rear balcony, single storey side extension, single storey rear extension, extending the rear patio with new stairs and alterations to the main roof profile.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03846/FUL **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 15 Pampisford Road
Purley
CR8 2NG
Type: Full planning permission

Proposal : Demolition of an existing detached dwelling and erection of 3 storey building comprising 5 self contained flats and 3 x two storey dwellings to the rear with associated landscaping, refuse storage and cycle parking provision

Date Decision: 06.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04588/HSE
Location : 126 Woodcote Valley Road
Purley
CR8 3BF
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of two storey side and rear extensions and porch roof with alterations. Erection of dropped kerb.

Date Decision: 06.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04625/DISC
Location : 1 Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (external facing materials) attached to planning permission 20/06319/FUL for demolition of existing 2 storey detached dwelling and garage, construction of part 3, 4, and 5 storey building comprising a mix of 16 no. one, two and three bedroom flats, associated parking and hard and soft landscaping

Date Decision: 14.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04648/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 33A Smitham Bottom Lane
Purley
CR8 3DE
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Details to be provided), 6 (landscaping), 7 (materials), 8 (water usage and CO2), and 10 (Waste Management Plan) attached to planning permission 19/02997/FUL for Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.

Date Decision: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04662/DISC
Location : 922 - 930 Purley Way
Purley
CR8 2JL
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 41 parts a to f (Circular Economy Statement) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 31.03.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/05299/HSE
Location : 8 Old Lodge Lane
Purley
CR8 4DF
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations, erection of single storey infill extension at side, enlarged replacement roof incorporating a side facing dormer extension on each side roof slope and dormer extensions incorporating balconies at rear

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00100/HSE
Location : 35 Hartley Old Road
Purley
CR8 4HH

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

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

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00141/DISC
Location : 922 Purley Way
Purley
CR8 2JL

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 19 (Biodiversity Enhancement Strategy for Protected and Priority species) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 14.04.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00211/HSE
Location : 102 Downs Court Road
Purley
CR8 1BD

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

Proposal : Proposed upward extension to provide accommodation at first floor and roof level, with associated alterations to the roof form, elevations and fenestration including new entrance canopy.

Date Decision: 13.04.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 8A Russell Parade
Russell Hill Road
Purley
CR8 2LE
Type: Full planning permission

Proposal : Alterations and proposed first floor rear extension, conversion of existing flat into two flats and outdoor amenity space.

Date Decision: 05.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00522/HSE
Location : 9A Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations, proposed 2 storey rear extension (first floor and roof level) with loft extension, and first floor front extension, plus amendments to fenestration.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00685/HSE
Location : 35 Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of a single storey front/side extension.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00689/DISC
Location : 922 Purley Way
Purley
CR8 2JL
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Discharge of condition 5B (post-investigation assessment) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 14.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00717/LP

Location : 99 Hartley Down
Purley
CR8 4ED

Ward : Purley And Woodcote

Type: LDC (Proposed) Operations
edged

Proposal : Use of one (1) room as a private office space for taxi business.

Date Decision: 06.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00721/TRE

Location : 19 Hillcroft Avenue
Purley
CR8 3DJ

Ward : Purley And Woodcote

Type: Consent for works to protected
trees

Proposal : 1 x Cypress - 1 metre lateral pruning.
1 x Spruce - Fell to ground level (extensive die back in canopy and large cavity at approx 7m on central stem (see pic)
1 x Western red cedar - Reduce height by 2.5 leaving 4m, reduce sides by 1.5 leaving 2-2.5m, raise crown to 3m
(TPO 12, 2003)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00751/TRE

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 118B Woodcote Valley Road
Purley
CR8 3BF
Type: Consent for works to protected trees

Proposal : T3 - T4 Pine 1.5 metre crown reduction and no more than a 4 metre crown lift.
(TPO No. 2, 1999)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00808/CAT
Location : Willow Lodge
Birch Lane
Purley
CR8 3LH
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Proposal : T1 Cherry - Reduce back to previous pruning points
T2 Cherry - Reduce back to previous pruning points

Date Decision: 28.03.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00821/CAT
Location : 13 Furze Hill
Purley
CR8 3LB
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Proposal : T1 Sycamore - reduce crown by 2 metres.
T2 Sycamore - reduce over extended lateral branches by 2 metres

Date Decision: 28.03.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00854/CAT
Location : Kendall Cottage
1A The South Border
Purley
CR8 3LL
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : T1-3 Limes: pollard back to previous points.

Date Decision: 28.03.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00979/PAD

Ward : Purley And Woodcote

Location : 111 Brighton Road
Purley
CR8 4HD

Type: Determination prior approval
demolition

Proposal : Application for Prior Approval for the demolition of the entire property known as 111 Brighton Road, Purley, Croydon, CR8 4HD

Date Decision: 03.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04682/FUL

Ward : Sanderstead

Location : 145 Purley Oaks Road
South Croydon
CR2 0NZ

Type: Full planning permission

Proposal : Erection of 2 x 3-storey dwellings accessed from Sanderstead Road with associated landscaping and bin and bike stores

Date Decision: 14.04.23

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/05084/HSE

Ward : Sanderstead

Location : 91 Wentworth Way
South Croydon
CR2 9EZ

Type: Householder Application

Proposal : Conversion of garage into a utility room.

Date Decision: 03.04.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 19 The Ridge Way
South Croydon
CR2 0LG
Type: Householder Application

Proposal : Alterations including erection of a two storey rear extension with associated roof alterations and removal of front porch.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00592/DISC
Location : Development Site At
2 Shaw Crescent
South Croydon
CR2 9JA
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of Condition 8 (Materials) attached to planning permission ref. 21/04742/FUL for 'Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units'.

Date Decision: 14.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00647/HSE
Location : 54 Beechwood Road
South Croydon
CR2 0AA
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of first floor side extension and garage conversion with alterations of fenestrations and facade.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00962/LP
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 85 Mitchley Avenue
South Croydon
CR2 9HN
Type: LDC (Proposed) Operations
edged

Proposal : Change of use of from C3 to use under Class C3(b) as a semi-independent dwelling house for young people (to accommodate up to 4 people include residents and carers).

Date Decision: 11.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01015/NMA
Location : 16 Hurnford Close
South Croydon
CR2 0AN
Ward : **Sanderstead**
Type: Non-material amendment

Proposal : Alterations, conversion of the existing garage to habitable room and erection of detached garage (amendment to Planning Permission 21/04043/HSE)

Date Decision: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01137/LP
Location : 68 Hyde Road
South Croydon
CR2 9NQ
Ward : **Sanderstead**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 03.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04255/FUL
Ward : **Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 46 The Gallop
South Croydon
CR2 7LP
Type: Full planning permission

Proposal : Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, associated landscaping, car parking and refuse storage

Date Decision: 13.04.23

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 22/04256/FUL
Ward : **Selsdon And Addington Village**

Location : 46 The Gallop
South Croydon
CR2 7LP
Type: Full planning permission

Proposal : Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 3 bedroom dwelling and 1 x 5 bedroom dwelling, associated landscaping, car parking and refuse storage

Date Decision: 13.04.23

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/05234/HSE
Ward : **Selsdon And Addington Village**

Location : 7 Littleheath Road
South Croydon
CR2 7SH
Type: Householder Application

Proposal : Erection of single storey side/rear extension and patio platform and replacement of boundary wall with associated works (retrospective application)

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00150/FUL
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 49 Farnborough Crescent
South Croydon
CR2 8HA
Type: Full planning permission

Proposal : Erection of a two-storey detached dwelling, with associated bin, cycle and landscaping.

Date Decision: 27.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00418/LP
Location : 54 Crossways
South Croydon
CR2 8JN
Ward : **Selsdon And Addington
Village**
Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable roof extension, dormer window to rear elevation, skylights to front elevation and removal of chimney.

Date Decision: 30.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00422/GPDO
Location : 54 Crossways
South Croydon
CR2 8JN
Ward : **Selsdon And Addington
Village**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00457/HSE
Ward : **Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 304 Addington Road
South Croydon
CR2 8LF

Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00615/HSE

Ward : **Selsdon And Addington Village**

Location : 24 Ruffetts Close
South Croydon
CR2 7JS

Type: Householder Application

Proposal : Demolition of outbuilding. Erection of single storey side/rear extension.

Date Decision: 11.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00807/GPDO

Ward : **Selsdon And Addington Village**

Location : 48 Chestnut Grove
South Croydon
CR2 7LH

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 m.

Date Decision: 29.03.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01341/TR5

Ward : **Selsdon And Addington Village**

Location : 73 Boundary Way
Croydon
CR0 5AU

Type: 5 Day Notification to Remove TPO(s)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : T1 sycamore (x3 stem tree): Fell due to significant lower stem decay.
(TPO no.32, 1979)

Date Decision: 05.04.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/00634/TRE
Location : 13 Kingswood Way
South Croydon
CR2 8QL
Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Proposal : T1 Beech: 4 metre crown reduction to previous pruning points.
(TPO No. 19, 1972)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00688/TRE
Location : 52A Kingswood Way
South Croydon
CR2 8QQ
Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Proposal : T1. Field Maple - Reduce to previous reduction points due to heavy shading, loss of light on the property.
G2. x2 English Oaks - 3 metre crown reduction.
(TPO No. 21, 1972)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00899/LP
Location : 36 Benhurst Gardens
South Croydon
CR2 8NS
Ward : Selsdon Vale And Forestdale
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of front rooflights

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00007/FUL

Ward : **Selhurst**

Location : 309A Whitehorse Road
Croydon
CR0 2HR

Type: Full planning permission

Proposal : Erection of a hip-to-gable roof extension to side roofslope and dormer extension to rear of main roofslope, Installation of two (2) rooflights to front roofslope, and alterations

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00509/HSE

Ward : **Selhurst**

Location : 27 Union Road
Croydon
CR0 2XU

Type: Householder Application

Proposal : Alterations, demolition of existing store, erection of two-storey side extension, single-storey rear/side extension with terrace area and provision of 2 rooflights in front roofslope

Date Decision: 28.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00580/LP

Ward : **Selhurst**

Location : 246 Whitehorse Road
Croydon
CR0 2LB

Type: LDC (Proposed) Use edged

Proposal : Use of building as an up to six-person supported housing scheme dwellinghouse (Use Class C3(b))

Date Decision: 06.04.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Wickham Road Dental Clinic Type: Full planning permission
391 Wickham Road
Croydon
CR0 8DP

Proposal : Erection of single storey front/side/rear extension incorporating existing garage, for use as additional consultation room and office space.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00297/HSE Ward : **Shirley North**
Location : 12 Brookside Way Type: Householder Application
Croydon
CR0 7RR

Proposal : Erection of single-storey side and rear extension.

Date Decision: 05.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00455/HSE Ward : **Shirley North**
Location : 124 Tower View Type: Householder Application
Croydon
CR0 7PW

Proposal : Erection of single-storey rear and side extension following demolition of existing structures.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00503/LP Ward : **Shirley North**
Location : 3 Woodland Way Type: LDC (Proposed) Operations
Croydon edged
CR0 7UB

Proposal : Erection of single storey rear extension and roof extension from hip roof to jerkinhead roof. Insertion of rear rooflights.

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Date Decision: 04.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00569/FUL

Ward : Shirley North

Location : 116 Orchard Way
Croydon
CR0 7NN

Type: Full planning permission

Proposal : Change of use of the public house on ground floor to create 2 flats, with associated site alterations and integral cycle and waste storage

Date Decision: 05.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00591/GPDO

Ward : Shirley North

Location : 2 Baron's Walk
Croydon
CR0 7NY

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 29.03.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00609/TRE

Ward : Shirley North

Location : Shirley Oaks Village
Shirley Oaks Road
Croydon

Type: Consent for works to protected
trees

Proposal : T188 - Querus robur (English Oak): 3 metre crown reduction.
(T12 of TPO 20, 1986)

Date Decision: 28.03.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 23/00646/HSE
Location : 12 Cheston Avenue
Croydon
CR0 8DA

Ward : Shirley North
Type: Householder Application

Proposal : Erection of outbuilding in rear garden.

Date Decision: 13.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00683/HSE
Location : 6 Woodmere Gardens
Croydon
CR0 7PL

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05196/HSE
Location : 12 Oaks Road
Croydon
CR0 5HL

Ward : Shirley South
Type: Householder Application

Proposal : Erection of a two-storey detached garage

Date Decision: 11.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00120/LE

Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 820 Wickham Road
Croydon
CR0 8EB
Type: LDC (Existing) Operations
edged

Proposal : To confirm that planning consent 19/02339/FUL was lawfully implemented within the 3 year time limit stated in condition 4 and as such the works can be lawfully completed.

Date Decision: 29.03.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00473/HSE
Location : 9 Lime Tree Grove
Croydon
CR0 8AY
Ward : Shirley South
Type: Householder Application

Proposal : Erection of single-storey side extension following demolition of existing garage.

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00756/LP
Location : 1 Midholm Road
Croydon
CR0 8AN
Ward : Shirley South
Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable roof extension and rear dormer extension, with 3no. roof lights on the front slope, and removal of chimney.

Date Decision: 11.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06263/FUL
Location : 30 Coombe Road
Croydon
CR0 1BP
Ward : South Croydon
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Construction of a basement and single storey rear extension to the converted dwelling to create 1 x 2 bed and 1 x 1 bed flat, with associated alterations, cycle parking, refuse storage, and landscaping.

Date Decision: 27.03.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02544/CONR
Location : Royal Russell School
Coombe Lane
Croydon
CR9 5BX

Ward : South Croydon
Type: Removal of Condition

Proposal : Variation of Condition 8 (time for demolition in respect of Queens House) attached to planning permission ref. 15/01323/P (as amended by 19/02112/CONR and 20/02463/CONR) (Construction of two three-storey buildings to provide replacement residential student accommodation and associated landscaping and ecological enhancement works, and demolition of the existing Cambridge House residential student accommodation)

Date Decision: 30.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03286/FUL
Location : 7 - 9 Spencer Road
South Croydon
CR2 7EL

Ward : South Croydon
Type: Full planning permission

Proposal : Conversion of the existing garage to the side of the property in order to extend one of the flats from a one bedroom unit into a two bedroom unit.

Date Decision: 12.04.23

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

Level: Delegated Business Meeting

Ref. No. : 22/03608/FUL
Location : 196 Brighton Road
South Croydon
CR2 6AF

Ward : South Croydon
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Replacement of 4 single glazed timber framed windows with double glazed uPVC framed units.

Date Decision: 05.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00370/HSE

Ward : **South Croydon**

Location : View Point
73 Kingsdown Avenue
South Croydon
CR2 6QJ

Type: Householder Application

Proposal : Garage conversion to the existing detached garage, replacing the garage door with a front facing window. NO changes to the external materials, size or roof.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00449/ADV

Ward : **South Croydon**

Location : 3-9 South End
Croydon
CR0 1BE

Type: Consent to display advertisements

Proposal : Insallation of new illuminated fascia restaurant signage

Date Decision: 06.04.23

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/00493/HSE

Ward : **South Croydon**

Location : 28 Croham Valley Road
South Croydon
CR2 7NA

Type: Householder Application

Proposal : Alterations including demolition of the existing porch and addition of a new front porch with covered accessible ramp, new gate, replacement garage doors and addition of a new window to the front of the property at ground floor level.

Date Decision: 30.03.23

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 56 West Hill
South Croydon
CR2 0SA
Type: Non-material amendment

Proposal : Non-Material Amendment to planning permission 20/04307/FUL (Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage) approved 27.05.2022
Proposed Amendment: Change timber windows to aluminium framed windows.

Date Decision: 11.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01008/NMA
Location : 13 Croham Road
South Croydon
CR2 7PB
Ward : **South Croydon**
Type: Non-material amendment

Proposal : Non-material amendment to PP 22/04149/FUL for the change of use from Use Class C4 to Use Class C2 for children with Special Educational Needs and Disabilities (SEND) to now also include persons with Learning Difficulties (LD) and Emotional and Behavioural Difficulties (EBD)

Date Decision: 29.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06268/FUL
Location : 33 Farnley Road
South Norwood
London
SE25 6NZ
Ward : **South Norwood**
Type: Full planning permission

Proposal : Proposed change of use from C3 (dwellinghouse) to C2 (residential institutions) to provide care accommodation for up to 5 people

Date Decision: 03.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01991/FUL
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Portmanor House
1C Albert Road
South Norwood
London

Type: Full planning permission

Proposal : Retrospective application for alterations to the building and erection of basement, ground, first and second floor extensions. Erection of external staircase. Conversion of the public house to form 7 flats and the provision of refuse and cycle stores, with other associated site alterations

Date Decision: 28.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03575/HSE
Location : 8 Southern Avenue
South Norwood
London
SE25 4BT

Ward : **South Norwood**
Type: Householder Application

Proposal : Retention of two-storey side extension with front bay window, one front rooflight and one window to the flank wall, front porch extension; retention of single storey rear extension; retention of glass balustrade to the rear at ground and first floor; retention of raised decking in rear garden with basement storage below and new brick wall to enclose rear garden.

Date Decision: 31.03.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05180/FUL
Location : Flat 1 & Flat 2
253A Selhurst Road
South Norwood
London
SE25 6XP

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

Proposal : Replacement of first and second floor front and rear windows.

Date Decision: 27.03.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Ref. No. : 23/00163/HSE **Ward : South Norwood**
Location : 19 Alverston Gardens Type: Householder Application
South Norwood
London
SE25 6LR

Proposal : Erection of ground floor rear extension, demolition of existing conservatory, facade alterations and all associated works.

Date Decision: 29.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00213/LP **Ward : South Norwood**
Location : 28 Hambrook Road Type: LDC (Proposed) Operations
South Norwood edged
London
SE25 4HJ

Proposal : Change of use from a house of multiple occupation (Use Class C4) to supported accommodation for up to 6 young people aged 16 to 21 (Use Class C2).

Date Decision: 29.03.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00339/HSE **Ward : South Norwood**
Location : Elizabeth Cottage Rear Of 63 Type: Householder Application
Portland Road
South Norwood
London
SE25 4UN

Proposal : Refurbishment of existing cottage including demolition of side and rear projections. Erection of 2-storey side and rear extension.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00451/HSE **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 53 Charnwood Road
South Norwood
London
SE25 6NT
Type: Householder Application

Proposal : Alterations, erection of single-story rear infill extension with the installation of roof lights.
Erection of single storey rear extension.

Date Decision: 14.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00514/GPDO
Location : Embassy Court
16 Avenue Road
South Norwood
London
SE25 4DY
Ward : **South Norwood**
Type: Prior Appvl - up to two storeys
flats

Proposal : Construction of one additional storey to provide 2 no. two bedroom self-contained flats (Prior Approval under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), associated site alterations

Date Decision: 04.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00660/GPDO
Location : 13 Huntly Road
South Norwood
London
SE25 6QY
Ward : **South Norwood**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.6 metres with a maximum height of 3.35 metres

Date Decision: 05.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01299/DISC
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 87 South Norwood Hill
South Norwood
London
SE25 6BY

Type: Discharge of Conditions

Proposal : Discharge Condition 5 (fire safety) attached to Planning Permission ref. 23/00325/HSE:
'Erection of rear outbuilding'.

Date Decision: 13.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04788/HSE

Location : 10 & 12 Grange Park Road
Thornton Heath
CR7 8QA

Ward : **Thornton Heath**
Type: Householder Application

Proposal : Erection of first floor rear extension and dormer extension to rear of main roofslope,
installation of single rooflight to rear of main roofslope, and associated alterations

Date Decision: 14.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05317/LP

Location : 54 Falkland Park Avenue
South Norwood
London
SE25 6SH

Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

Proposal : Removal of an existing garden shed and the erection of a new garden room to the rear
garden.

Date Decision: 29.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00431/LP

Location : 26 Woodville Road
Thornton Heath
CR7 8LG

Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Erection of dormer extensions to rear of main roofslope and over outrigger, and Alterations to roof involving installation of three (3) rooflights to front roofslope and removal of two (2) chimneys

Date Decision: 06.04.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00549/GPDO
Location : 5 Athole Terrace
Bensham Grove
Thornton Heath
CR7 8DX

Ward : Thornton Heath
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of ground floor from commercial (Use Class E) to residential (Use Class C3) to create one self-contained dwelling (Prior Approval Notification - Schedule 2, Part 3, Class MA).

Date Decision: 05.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00804/GPDO
Location : 61 Howberry Road
Thornton Heath
CR7 8HZ

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

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

Date Decision: 13.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06359/FUL
Location : 1-3 Queensway, Purley Way And 12 Imperial
Way
Croydon
CR0 4BD

Ward : Waddon
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 14.04.23

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

Level: Delegated Business Meeting

Ref. No. : 22/02529/OUT
Location : 70B Stafford Road
Croydon
CR0 4NE

Ward : Waddon
Type: Outline planning permission

Proposal : Outline application for access only for Change of use from industrial (Use Class B2) to up to 58 flats (Use Class C3) with associated landscaping, cycle storage and refuse storage

Date Decision: 04.04.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/02822/FUL
Location : 96A & 96B South End
Croydon
CR0 1DQ

Ward : Waddon
Type: Full planning permission

Proposal : Demolition of existing residential building and commercial area. Erection of a four-storey block containing a ground floor commercial unit, 3x 3-bedroom, 2x 2-bedroom and 2x 1-bedroom apartments.

Date Decision: 11.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00427/HSE
Location : 42 Whitgift Avenue
South Croydon
CR2 6AY

Ward : Waddon
Type: Householder Application

Proposal : Erection of single-storey front and rear extension with rooflights. Erection of front porch. Erection of first floor bay window. Alterations to fenestration.

Date Decision: 29.03.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Level: Delegated Business Meeting

Ref. No. : 23/00429/ADV
Location : 330 Purley Way
Croydon
CR0 4XJ

Ward : Waddon
Type: Consent to display advertisements

Proposal : Erection of one internally illuminated freestanding totem sign

Date Decision: 30.03.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/00535/LP
Location : 11 Lodge Avenue
Croydon
CR0 4JZ

Ward : Waddon
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of rear box dormer

Date Decision: 31.03.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00702/LE
Location : 10A Central Parade
Denning Avenue
Croydon
CR0 4DJ

Ward : Waddon
Type: LDC (Existing) Use edged

Proposal : Lawful (existing) use for a House in Multiple Occupation (HMO) for 4 occupants

Date Decision: 14.04.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/00971/PDO
Location : Proposed Substation Site
Factory Lane
Croydon
CR0 3RL

Ward : Waddon
Type: Observations on permitted development

Proposal : Siting of Electricity Substation at Factory Lane

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Date Decision: 05.04.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03449/HSE
Location : 67 Grasmere Road
South Norwood
London
SE25 4RQ
Proposal : Erection of a single storey rear extension.
Date Decision: 30.03.23

Ward : Woodside
Type: Householder Application

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04790/FUL
Location : Land Between 29 - 37 Cleaverholme Close
South Norwood
London
SE25 5HF
Proposal : Erection of a row of terrace houses providing 4 self-contained dwellinghouses (Class C3), provision of 5 parking spaces, with associated site access, soft and hard landscaping.
Date Decision: 06.04.23

Ward : Woodside
Type: Full planning permission

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05279/FUL
Location : 488 Davidson Road
Croydon
CR0 6DH
Proposal : Change of use of the property from small HMO (Use Class C4) to a children's care home for up to 3 children (Use class C2).
Date Decision: 05.04.23

Ward : Woodside
Type: Full planning permission

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Ref. No. : 23/00392/HSE **Ward : Woodside**
Location : 150 Tennison Road **Type: Householder Application**
South Norwood
London
SE25 5NE

Proposal : Erection of two-storey side extension and single storey wraparound rear extension.

Date Decision: 28.03.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00561/FUL **Ward : Woodside**
Location : Rear Of 18 **Type: Full planning permission**
Portland Road
South Norwood
London
SE25 4PF

Proposal : Erection of new doors and windows with Juliet balconies at ground and first floor level, erection of new green roof and alterations to external facade

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00602/GPDO **Ward : Woodside**
Location : 159 Portland Road **Type: Prior Appvl - Class M A1/A2 to dwelling**
South Norwood
London
SE25 4UY

Proposal : Conversion of part of the existing ground floor from a hot food takeaway to a single dwelling (Prior Approval under Schedule 2, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date Decision: 06.04.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00613/HSE **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 6 Cobden Road
South Norwood
London
SE25 5NY
Type: Householder Application

Proposal : Removal and infill of an upper floor window and installation of an upper floor window.

Date Decision: 03.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00638/LP
Location : 197 Harrington Road
South Norwood
London
SE25 4NN
Ward : **Woodside**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear of main roofslope and extensions to the side and rear (following demolition of existing rear and garage).

Date Decision: 11.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00703/HSE
Location : 2 Sutton Gardens
Croydon
CR0 6DX
Ward : **Woodside**
Type: Householder Application

Proposal : Replacement of a 3 panels fixed window, one (1) entrance door, one (1) garage door with a single panel fixed window, one (1) main entrance door and one (1) glazed door.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00871/GPDO
Location : 169 Tennison Road
South Norwood
London
SE25 5NF
Ward : **Woodside**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.35 metres

Date Decision: 13.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01014/NMA

Ward : Woodside

Location : The Beehive
47 Woodside Green
South Norwood
London
SE25 5HQ

Type: Non-material amendment

Proposal : Non material amendment to application reference 20/03382/FUL for 'Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works' to install a CO2 gas cooler and 3 x floor mounted AC Units within existing plant yard on first floor flat roof; new single door MOE at ground floor; re-alignment of 1 x disabled parking and 3 x car parking spaces and installation of 1.1m high bollards at ground level.

Date Decision: 06.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01342/DISC

Ward : Woodside

Location : 6 Cobden Road
South Norwood
London
SE25 5NY

Type: Discharge of Conditions

Proposal : Discharge Condition 4 (fire safety) attached to Planning Permission ref. 23/00613/HSE: 'Removal and infill of an upper floor window and installation of an upper floor window.'

Date Decision: 14.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04398/HSE
Location : 37 Headcorn Road
Thornton Heath
CR7 6JR

Ward : West Thornton
Type: Householder Application

Proposal : Erection of first floor rear extension.

Date Decision: 11.04.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00536/DISC
Location : 20 - 24 Mayday Road
Thornton Heath
CR7 7HL

Ward : West Thornton
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 6 (Tree Protection Methodology Plan) of planning permission ref 21/05412/ful granted for Demolition of existing buildings and redevelopment of site to provide 3 no. replacement buildings ranging from one to five storeys in height, comprising 57 new dwellings, with associated access, parking and landscaping.

Date Decision: 27.03.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00658/LP
Location : 27 Silverleigh Road
Thornton Heath
CR7 6DY

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

Proposal : Erection of roof extension (with Juliet Balcony) to rear of main roofslope and installation of three (3) rooflights into the front roofslope.

Date Decision: 05.04.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00667/LE

Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : Flat 3
169 Brigstock Road
Thornton Heath
CR7 7JP
Type: LDC (Existing) Use edged

Proposal : Continued use as a self-contained flat

Date Decision: 14.04.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/00686/HSE
Location : 27 Silverleigh Road
Thornton Heath
CR7 6DY
Ward : **West Thornton**
Type: Householder Application

Proposal : Alterations to rear elevation involving replacement of three openings with single door opening at ground floor level.

Date Decision: 06.04.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00710/DISC
Location : Flat 1-20
Pond House
745 London Road
Thornton Heath
CR7 6FF
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (reduction in carbon dioxide emissions) attached to planning permission 16/05856/FUL for the Demolition of existing public house and erection of four / five storey mixed use development comprising use within A1 (retail) or B1 (business) on part ground floor and 4 one bedroom, 8 two bedroom, 8 three bedroom flats in remainder of building, formation of part basement storage / plant room and associated parking

Date Decision: 06.04.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00711/GPDO
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 17th April 2023

Location : 9 Wharfedale Gardens
Thornton Heath
CR7 6LD
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 4 metres

Date Decision: 05.04.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/00754/DISC
Location : 10 Willett Road
Thornton Heath
CR7 6AA
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of Condition 17 (SuDS) attached to Planning Permission ref. 19/05373/FUL for 'Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road'

Date Decision: 05.04.23

Not approved

Level: Delegated Business Meeting