

# 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, 9 March 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

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 1 March 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](mailto: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](http://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. Minutes of Previous Meeting (Pages 5 - 20)**

To approve the minutes of the meeting held on Thursday, 17 November 2022; Thursday, 1 December 2022; Thursday, 26 January 2023 and Thursday, 9 February 2023 as accurate records.

**3. 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.

**4. Urgent Business (if any)**

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

**5. Development presentations (Pages 21 - 22)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision**

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

**6.1 22/02285/FUL - 2 Welcomes Road, Kenley, CR8 5HD (Pages 23 - 48)**

Demolition of existing bungalow and outbuildings and erection of a three-storey building containing 6 x 2-bedroom flats and 2 x 4-bedroom semi-detached houses (total 8 dwellings), with associated parking and landscaping.

Ward: Kenley

Recommendation: Grant permission

**7. Items referred by Planning Sub-Committee**

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

There are none.

**8. Other planning matters (Pages 49 - 182)**

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 30 January 2023 and 24 February 2023.

**9. Exclusion of the Press & Public**

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

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

## Planning Committee

Meeting held on Thursday, 17 November 2022 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Ian Parker, Chris Clark, Sean Fitzsimons, Clive Fraser, Gayle Gander, Mark Johnson, Joseph Lee and Appu Srinivasan

**Also Present:** Councillor Samir Dwesar

**Apologies:** Councillor Humayun Kabir, Ellily Ponnuthurai and Holly Ramsey

### PART A

10/22 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

11/22 **Urgent Business (if any)**

There was none.

12/22 **Development presentations**

There were none.

13/22 **Planning applications for decision**

14/22 **21/01785/FUL - 96-98 George Street, Croydon, CR0 1PJ**

Demolition of 96 George Street (Norwich Union House) and 98 George Street (St Matthew's House) and redevelopment to provide an 11 storey (Gross Internal Area 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 works to the adjacent College Square (outside of the application boundary).

Ward: Fairfield

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

Guy Bransby spoke in support of the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Parker. This was seconded by Councillor Ben Hassel.

The motion to grant the application was taken to a vote and carried with nine Members voting in favour and one Member abstaining their vote.

The Committee **RESOLVED** to **GRANT** the application for the development at 96-98 George Street, Croydon, CR0 1PJ.

15/22     **21/06276/FUL - 15A Russell Hill, Purley, CR8 2JB**

Demolition of existing single storey detached dwellinghouse (two storey building above ground level and one storey of lower ground accommodation) including demolition of detached garage and erection of a three storey building (two storey building above ground level and one storey of lower ground accommodation) comprising 7 selfcontained flats; private/communal amenity and play space; hard and soft landscaping; boundary treatment; reinstatement of existing crossover and new crossover to provide forecourt parking; cycle and refuse provision and land level alterations including raising to the front (amended plans).

Ward: Purley and Woodcote

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

David Waters spoke in objection to the application.

Anthony Frendo spoke in support of the application.

The Ward Member Councillor Samir Dwesar addressed the Committee with his view on the application.

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

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

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

The Chair used his casting vote to vote against the motion to approve the application.

Councillor Parker proposed a motion to refuse the application on the basis that the application would lead to an overdevelopment of the site due to its size, footprint, and scale as well as a lack of quality accommodation. This was seconded by Councillor Gander.

The motion to refuse the application was taken to a vote and carried with five Members voting in favour and five Members voting against.

The Chair used his casting vote to vote in favour of the motion to refuse the application.

Councillor Ben-Hassel expressed her concern as she did not feel as though the Committee's reasons behind the motion to refuse the application would be sufficient if there was an appeal.

The Committee **RESOLVED** to **REFUSE** the application for the development at 15A Russell Hill, Purley, CR8 2JB.

16/22 **Items referred by Planning Sub-Committee**

There were none.

17/22 **Other planning matters**

There were none.

18/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8.36 pm

**Signed:**

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**Date:**

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## Planning Committee

Meeting held on Thursday, 1 December 2022 at 6.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** 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 Luke Shortland

**Also Present:** Councillors Ola Kolade and Margaret Bird

**Apologies:** Councillors Leila Ben-Hassel (for lateness) and Holly Ramsey

### PART A

19/22 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

20/22 **Urgent Business (if any)**

There was none.

21/22 **Development presentations**

There were none.

22/22 **Planning applications for decision**

*Councillor Ben-Hassel arrived in the Council Chamber at 6.39pm.*

23/22 **19/06039/FUL - 16-18 Park Road, Kenley CR8 5AP**

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.

Ward: Kenley

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

Mike Azzopardi submitted a written statement in objection to the application which was read by the committee clerk.

Helen Stevens spoke in support of the application.

The Ward Member Councillor Ola Kolade addressed the Committee with his view on the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Parker. This was seconded by Councillor Ben-Hassel.

The motion to grant the application was taken to a vote and carried with ten Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 16-18 Park Road, Kenley CR8 5AP.

24/22 **20/02632/FUL - 72 Waddington Avenue, Coulsdon, CR5 1QN**

Demolition of existing dwellinghouse; the construction of a block comprising 5 flats to the front and two pairs of semi-detached dwellinghouses to the rear, with associated vehicular access, vehicle and cycle parking, refuse store and landscaping (Amended plans).

Ward: Old Coulsdon

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

James Caldwell spoke in support of the application.

The Ward Member Councillor Margaret Bird addressed the Committee with her view on the application.

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

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

Councillor Parker proposed a motion to refuse the application because the design and character of the proposed development was not in keeping with the local area and the design, width and gradient of the access road would potentially have a negative impact on the street scene and the amenity of the neighbours and future occupiers of the property. This was seconded by Councillor Fitzsimons.

The motion to refuse the application was taken to a vote and carried with ten Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **REFUSE** the application for the development at 72 Waddington Avenue, Coulsdon, CR51QN.

**25/22 Items referred by Planning Sub-Committee**

There were none.

**26/22 Other planning matters**

The report was received for information.

The meeting ended at 8.41 pm

**Signed:**

**Date:**

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## Planning Committee

Meeting held on Thursday, 26 January 2023 at 6.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Jade Appleton, Sean Fitzsimons, Karen Jewitt, Mark Johnson,  
Humayun Kabir, Joseph Lee and Holly Ramsey

**Also Present:** Councillor Simon Brew

**Apologies:** Councillor Ian Parker, Clive Fraser and Ellily Ponnuthurai

### PART A

9/23 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

10/23 **Urgent Business (if any)**

There was none.

11/23 **Development presentations**

There were none.

12/23 **Planning applications for decision**

13/23 **22/00973/FUL - Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG**

The erection of 6x two storey semi-detached dwellinghouses with accommodation within the roof, alterations to and widening of existing vehicular access, formation of access road, alterations to land levels, and associated car parking, cycle, refuse storage and landscaping.

Ward: Purley and Woodcote

The officer presented details of the planning application and in response to members' questions explained that:

- Members would have to consider the application that had been presented to them, they were not able to factor in the behaviour of the developer when making their decision.
- There had been two previous applications at this site, in 2016 and 2019. The 2016 application had expired and the 2019 application was granted and would have had the supplementary planning document (SPD2) in place.
- The access road on the current application measured at 4.8m wide which was slightly wider than the proposal on the previous application which was 4.5m wide.
- There was an artificial 'pinch-point' in the access road which measured 3.6m wide. The pinch-point would provide additional safety as it would slow down the traffic along the access road.

Helen Ali spoke in objection to the application, Hannah Hiscock spoke in support of the application and the ward Member Councillor Simon Brew addressed the Committee with his view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- There needed to be a minimum of three areas allocated for bin storage.
- In the conditions detailed in the officer's report, part of the recommendations included proposals for sustainable urban drainage systems which were required to be submitted at a later date and the implementation of water efficiency measures for the usage of water within the property.
- The design was in keeping with the general area.
- The cycle storage in the proposed development was not ideal.
- A stronger and more robust landscaping plan would be required in future.
- The idea to replace the existing trees with more mature trees was welcomed as this was more practical than planting newer trees and waiting for them to develop.
- The proposed development was in line with the national planning framework which expressed the need for the effective use of land
- Whilst developers had already begun uprooting trees in anticipation of the work to be carried out, despite not having received the conditions for which the work could be undertaken. The Committee accepted that they could only consider the application presented before them and could not take the behaviour of the developer into account.
- Members supported the introduction of a biodiversity plan.
- The Public Transport Accessibility Level (PTAL) rating for the site was poor but there were a suitable number of parking spaces and was a reasonable distance from b.
- The units within the proposed development were a reasonable size.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Lee. This was seconded by Councillor Ben Hassel.

The motion to grant the application was taken to a vote and carried with eight Members voting in favour, and one Member abstaining their vote.

The Committee **RESOLVED** to **GRANT** the application for the development at Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG.

14/23 **Items referred by Planning Sub-Committee**

There were none.

15/23 **Other planning matters**

**RESOLVED** to note the weekly Planning decisions as contained within the report.

The meeting ended at 7.35 pm

**Signed:**

**Date:**

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## Planning Committee

Meeting of held on Thursday, 9 February 2023 at 6.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Ian Parker, Clive Fraser, Mark Johnson, Humayun Kabir,  
Ellily Ponnuthurai, Holly Ramsey and Luke Shortland

**Apologies:** Councillor Sean Fitzsimons and Joseph Lee

### PART A

#### 1/23 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meetings held on 15 December 2022 and 12 January 2023 be signed as a correct record.

#### 2/23 **Disclosure of Interest**

There were no disclosures of pecuniary interests declared.

#### 3/23 **Urgent Business (if any)**

There was none.

#### 4/23 **Development presentations**

There were none.

#### 5/23 **Planning applications for decision**

The Planning Committee considered the application 18/05930/FUL – 2 Vincent Road, Croydon, CR0: demolition of existing dwelling and erection of a 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.

#### 6/23 **18/05930/FUL - 2 Vincent Road, Croydon, CR0**

Wayne Spencer, Senior Planning Officer (Planning and Sustainable Regeneration), explained to members that this application was returning to committee for the third time since it was first considered in 2019, when it had been referred to committee over design amendments, which had since been carried out. Officers explained that the main differences to the design were that the cycle and refuse storage spaces had been increased and that the front door had been relocated slightly north of the centre of the building.

In response to questions from members officers clarified that:

- The proposal comprised one 3-bedroom unit for five persons, two 2-bedroom units for four persons, two 2-bedroom units for three persons, and two 1-bedroom units for 2 persons;
- A pre-commencement condition regarding construction could be included as part of the permission should it be granted; and,
- There was internal bin storage only.

Members heard one representation on behalf of the applicant, which stated that neighbours had been engaged on the proposal, which was evidenced by the letters of support, and that the delay in agreeing the Section 106 legal agreement, which had caused delays to the project, had been due to the Covid-19 pandemic.

The clerk then read out a statement from Councillor Sean Fitzsimons, which stated his previous objection was to be withdrawn, and that he supported this development as it provided much-needed high quality housing.

Members then deliberated, stating that they felt persuaded that the scheme had been made compliant with the London Plan since its initial consideration, and that it was a well-designed scheme that met housing need.

Councillor Parker MOVED the recommendation which was **SECONDED** by Councillor Shortland. The Chair put the motion to the vote and the committee **RESOLVED**, unanimously, to:

1. GRANT planning permission;
2. That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:
  - A. The prior completion of a legal agreement to secure the following planning obligations:

- a) Precluding future residents of the development from obtaining parking permits
  - b) £3,750 sustainable transport contribution (towards car clubs and EVCPs)
  - c) Monitoring Fee
  - d) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration
3. That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above
  4. That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informative to secure the following matters:

**Conditions**

- 1) Commencement time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Submission of Construction Logistics Plan (CLP)
- 4) Samples of external materials to be submitted
- 6) Details of boundary treatments/private amenity space division
- 7) Details of site specific SUDs to be submitted
- 8) Obscure glazed/non-opening window above ground floor serving Flats 5 and 7 in North East elevation of building
- 9) No additional windows above ground floor in NE elevation of building
- 10) Implementation of waste/recycling facilities prior to occupation of units
- 11) Implementation of cycle parking facilities prior to occupation of units
- 12) Ground floor units to be built to Building Regulations Part M(4)3 (for Unit 1) and M4(2) (for Unit 2) standard
- 13) Requirement for 19% Carbon reduction and 110 litre water usage (sustainability)
- 14) In accordance with the Fire Strategy
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

**INFORMATIVES**

- 1) Community Infrastructure Levy
- 2) Highway/Crossover Works
- 3) Compliance with Building/Fire Regulations

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

5. That, if by 09 May 2023, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

**7/23 Items referred by Planning Sub-Committee**

There were none.

**8/23 Other planning matters**

There were none.

**9/23 Weekly Planning Decisions**

These were noted.

The meeting ended at 7.09 pm

**Signed:**

**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

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

#### **2 ADVICE TO MEMBERS**

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 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.

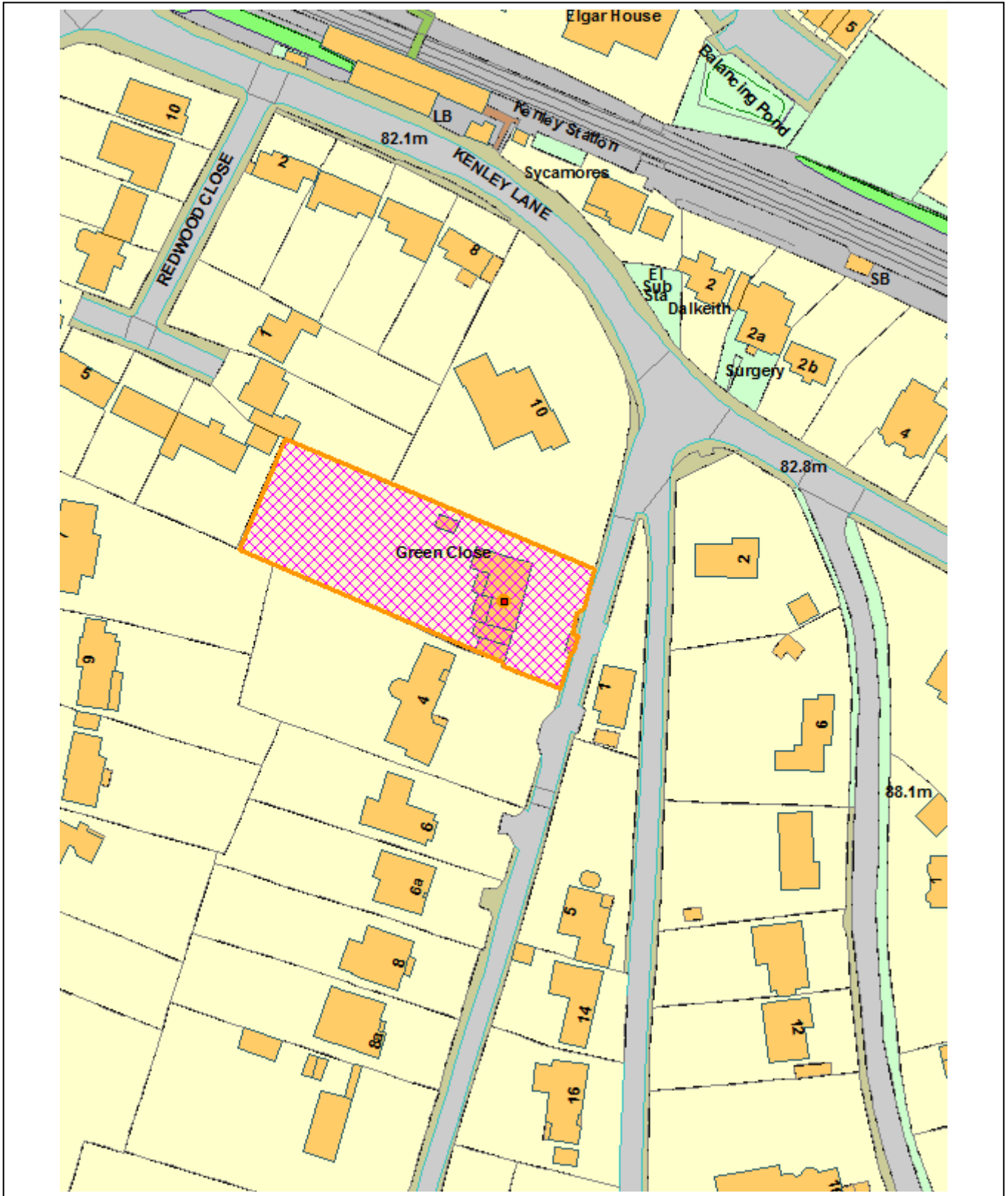
## **8. BACKGROUND DOCUMENTS**

- 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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**1 APPLICATION DETAILS**

Ref: 22/02285/FUL  
 Location: 2 Welcomes Road, Kenley, CR8 5HD  
 Ward: Kenley  
 Description: Demolition of existing bungalow and outbuildings and erection of a three-storey building containing 6 x 2-bedroom flats and 2 x 4-bedroom semi-detached houses (total 8 dwellings), with associated parking and landscaping.  
 Drawing Nos: PL22-634-01 REV.A (Site Location Plan), PL22-634-02 REV.A (Existing Block Plan), PL 22-634-03 REV.D (Proposed Site Layout), PL 22-634-04 REV.D (Proposed Block Plan), PL22-634-05 REV.D (Impressions 1), PL 22-634-06 REV.D (Section A), PL22-634-08 REV.D (Section B), PL22-634-09 REV.D (Section C & D), PL 22-634-10 REV.B (Plots 1 & 2 Floor Plans), PL22-634-11 REV.B (Plots 1 & 2 3D Perspectives), PL 22-634-12 REV.B (Plots 1 & 2 Rear & Side Elevations & Section), PL 22-634-20 REV.D (Apartment Block Ground Floor Plan), PL22-634-21 REV.D (Apartment Block First Floor Plan), PL 22-634-22 REV.D (Apartment Block Roof Space Plan), PL22-634-23 REV.D (Apartment Block Roof Plan), PL22-634-24 REV.D (Apartment Block Front & Side Elevations), PL22-634-25 REV.D (Apartment Block Rear & Side Elevations), PL 22-634-30 REV.D (Proposed External Finishes, PL22-634-31 REV.D (Fire Strategy Layout), AKJH.22-009-1 REV A (Landscape Masterplan), 01 (Existing Plans), 02 (Existing Elevations), 03 (Existing Elevations).  
 Applicant: Chartwell Land and New Homes  
 Case Officer: Joe Sales

	<b>2 beds</b>	<b>3 beds</b>	<b>4 beds</b>	<b>Total</b>
<b>Existing</b>			1	1
<b>Proposed (all market housing)</b>	6		2	8

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
8	16

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Ola Kolade) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- The application has been referred by the Kenley and District Residents' Association who made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

- Objections above the threshold in the Committee Consideration Criteria have been received.

## 2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:
- (a) A financial contribution of £12,000 towards sustainable travel improvements
  - (b) Carbon Offset contribution
  - (c) Air Quality contribution
  - (d) Local Employment and Training (construction phase) contribution plus Local Employment and Training Strategy
  - (e) Monitoring fee(s)
  - (f) Payment of the Council's reasonable legal costs.
- 2.2 That the Director of Planning and Sustainable regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters.

### CONDITIONS

#### Standard Conditions

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

#### Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan.
4. Submission of details relating to external materials/details including balcony design.
5. Submission of Drainage Strategy/SUDS details.
6. Biodiversity enhancement strategy.
7. Tree Protection
8. Fire Statement

#### Pre-Occupation Conditions

9. Submission of landscaping, details including new tree planting and maintenance.
10. Submission of site waste management plan for refuse collection.
11. Submission of cycle/refuse details.
12. Submission of EVCP details.
13. Submission of external energy plant and mechanical equipment details.

#### Compliance Conditions

14. Development to be carried out in accordance with the approved tree protection plan.
15. Development to be carried out in accordance with the approved ecological surveys and reports.

16. Development to be carried out in accordance with accessible homes requirements M4(2) and M4(3).
17. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
18. Compliance with energy and water efficiency requirements.
19. No additional side facing windows in dwelling houses.
20. Removal of permitted development rights in dwelling houses.
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport.

### **INFORMATIVES**

1. Granted subject to a Section 106 Agreement.
  2. Community Infrastructure Levy.
  3. Waste to be collected only from the communal waste store.
  4. Contact waste team prior to occupation.
  5. Highways informative in relation to s278 and s38 works required.
  6. Boilers.
  7. Construction Logistics Informative (in relation to condition 3)
  8. Compliance with Building/Fire Regulations.
  9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That the Committee confirms that adequate provisions has been made, by the impositions of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.4 That if, by three months, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 3.1 The proposal is for the demolition of the existing dwelling and the comprehensive redevelopment of the site to provide a block of flats to the front of the site comprising 6 units and a pair of semi-detached dwellings to the rear.
- 3.2 The unit mix would comprise of 6x2-bedroom dwellings and 2x4-bedroom units (total 8 units).
- 3.3 Access to the site is via Welcomes Road with a parking forecourt area to the front of the site which can accommodate 4 car parking spaces. An access road is also provided to the rear of the site which accommodates a further 4 spaces, 1 of which is designated as a disabled bay (Total 8).
- 3.4 Each dwelling would be afforded private amenity spaces in the form of balconies or private rear gardens and a communal amenity area is provided for the apartment block with an area allocated for child play space.

- 3.5 Cycle and refuse stores are provided within the site and an area for bulky waste is also offered.
- 3.6 The building to the front of the site would be two full stories in height with accommodation in the roof space and the dwellings to the rear of the site would be two stories in height.



**Figure 1-Proposed Development from Welcomes Road**

### **Background**

- 3.7 Amended plans and clarification details have been submitted as part of the application process. The resultant changes included a reduction in unit numbers from 9 to 8 and have been considered accordingly. These changes did not change the nature of the proposal as originally consulted upon and therefore re-consultation was not required.

### **Site and Surroundings**

- 3.8 The site is located on the western side of Welcomes Road and comprises a bungalow with two outhouses to the rear. The site benefits from a large rear garden that slopes steeply upwards and generous defensible space. The site has two points of access leading from Welcomes Road.
- 3.9 The surrounding area is residential in character comprising detached bungalows and two storey properties on large plots and some flatted schemes under construction or recently completed. The architectural design and use of materials in the immediate area are varied and the area can be characterised as semi-rural.
- 3.10 Welcomes Road is a private road; however, it is also a designated public footpath and bridleway. The application site has a PTAL rating of 2 which indicates poor access to



public transport and is within the Kenley Transport Study Area. The site is designated with the Croydon Local Plan as being within an area of focussed intensification.



**Figure 2-Aerial View of the Site**

## Planning History

3.11 The following planning histories are relevant to the application site.

- 91/02763/P- Erection of attached garage. (Permission granted 15/01/1992).
- 91/02875/P- Construction of dormer window and erection of single storey side/rear extension. (Permission granted 08/04/1992).
- 92/01162/P- Formation of additional vehicular access to provide ingress and egress drive; erection of lych gate. (Permission granted 26/08/1992).

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 Approval is recommended for the following reasons:

- The principle of residential development on the site is acceptable given its proximity to Kenley Station and being sited within the Kenley area of focussed intensification.
- Unit mix is acceptable and provides family size housing.
- The design and appearance of the development is appropriate for the site and the surrounding context.
- There would be no undue harm to the residential amenities of adjoining occupiers.
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway:

- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Trees/landscaping and ecology can be controlled by conditions; and
- Sustainability aspects can be controlled by conditions.

4.2 The following section of this report details the officer’s assessment of the application against the material planning considerations and the relevant policies which have contributed to the recommendation that planning permission is granted.

## 5 CONSULTATION RESPONSE

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

## 6 LOCAL REPRESENTATION

6.1 A total of 17 neighbouring properties were notified about the application and invited to comment. Site and press notices were also published. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 35  
 Objecting: 34 (including KENDRA)  
 Supporting: 1

6.2 The following local groups/societies submitted representations:

- Kenley and District Residents’ Association

6.3 The following Councillor submitted representations:

- Councillor Ola Kolade

6.4 In terms of the neighbouring responses that were received during the statutory consultation period, the concerns which have been raised and those which are material to the determination of the application are set out within the table below and these are also addressed in detail within the assessment of the material considerations within this report.

<b><u>Objection</u></b>	<b><u>Officer comment</u></b>
<b><i>Character and design</i></b>	
Overdevelopment of the site	Addressed in paragraphs 8.16-8.25.
Building is overbearing, too tall, out of character / not in keeping with the area/loss of garden/ internal layout	
<b><i>Neighbouring amenity impacts</i></b>	
Overlooking and privacy concerns	Addressed in paragraphs 8.43-8.53.

Impact on daylight/sunlight/loss of light to gardens	
Noise	
<b><i>Parking and highways</i></b>	
Insufficient parking will lead to overspill parking on surrounding road.	Addressed in paragraphs 8.61-8.64.
<b><i>Other</i></b>	
No improvement to supporting infrastructure or public transport is proposed.	A CIL contribution will be provided and a S106 contribution provided for sustainable transport contributions.
Impact due to construction traffic	Addressed in paragraph 8.75.
Increased fire risk	Addressed in paragraph 8.54-8.56.
Impact on wildlife/biodiversity	Addressed in Paragraph 8.57-8.60.
Impact on trees	Addressed in Paragraph 8.54-8.56.
Increased flood risk.	Addressed in Paragraph 8.81-8.84.
Cumulative impact of development	A CIL contribution will be provided.

6.5 The Kenley and District Residents Association (KENDRA) referred the application to Planning Committee and have raised the following issues:

- The focussed intensification areas hold little weight in the determination of the application.
- Proposed building is too tall and would result in a scale and massing that would represent overdevelopment of the site.
- Inadequate on-site car parking provision that will lead to overspill car parking.
- Poorly design parking areas that do not allow vehicles to safely manoeuvre around the site.
- No surface water management plan.
- No construction logistics plan submitted with the application.
- Poor quality of accommodation.
- Impact on neighbouring amenity.
- Impact on trees.

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

- Out of keeping with the area.

- Overdevelopment of the site.
- Impact on highways safety.
- Temporary storage of waste not suitable.

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

#### London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering good design
- D5 Inclusive design
- D7 Accessible housing
- D12 Fire safety
- D14 Noise
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- H1 Increasing housing supply
- H2 Small sites
- SI 2 Minimising greenhouse gas emissions
- SI 8 Waste capacity and net waste self-sufficiency
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

#### Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees

- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking.
- DM40 Kenley and Old Coulsdon

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

## **Planning Guidance**

### National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

- A. Principle of development
- B. Design and impact on character of the area
- C. Quality of residential accommodation
- D. Impact on neighbouring residential amenity
- E. Trees, landscaping and biodiversity
- F. Access, parking and highway impacts
- G. Fire Safety
- H. Flood risk and energy efficiency

### **A. PRINCIPLE OF DEVELOPMENT**

#### Policy Background

8.2 The Croydon Local Plan states that the Council will apply a presumption in favour of development of new homes. It sets out a housing target of 32,890 homes over a 20year 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 annual target of 2,079 homes per year.

- 8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with small sites housing target of 641 per year.
- 8.4 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan 2021 explain that:
- Boroughs should optimise the potential for housing delivery on all sites (H1)
  - Councils should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
  - Councils should support small housebuilders (H2).

### Demolition

- 8.5 Local Plan Policy SP2.2 does not permit developments which would result in the net loss of homes or residential land. The planning application is to replace the demolished house with new housing, which would comply with Policy SP2.2.
- 8.6 The existing building is a single storey home with accommodation within the roof space. Local Plan Policy DM1.2 states that the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3-bedroom homes (as originally built) or the loss of homes smaller than 130m<sup>2</sup>.
- 8.7 The existing dwelling is in excess of 250sqm and has 4 bedrooms. The proposals would not result in the loss of a home smaller than 130m<sup>2</sup> or with 3 bedrooms and are therefore considered acceptable in terms of compliance with the above policy. In any case, 2 x new 3-bedroom houses are proposed which would adequately re-provide the family sized home being demolished.

### Proposed New Homes

- 8.8 As explained above, the development plan anticipates new housing coming forward on windfall sites, and Policy SP2.1 of the Local Plan applies a presumption in favour of development of new homes.
- 8.9 Policy H1 of the London Plan (2021) explains that incremental intensification of existing residential areas within PTALs (Public Transport accessibility level) 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites. Whilst the site is located within PTAL 2, it is approximately 160m to Kenley Station. Therefore, the redevelopment of the site should be optimised in line with the policy objectives.
- 8.10 Due to the location of the site from Kenley station and compliance with the Local and London Plan Policy, the existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms.

- 8.11 Given the above the principle of additional homes at the site is acceptable subject to further considerations below.

#### Affordable Housing

- 8.12 The proposed scheme on the site for 9 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

### **A. DESIGN AND IMPACT ON THE CHARACTER OF THE AREA**

#### Policy Background

- 8.13 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.
- 8.14 London Plan Policy H2 requires boroughs to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.
- 8.15 Whilst Local Plan Policy H1 encourages the redevelopment of sites that are well connected to modes of public transport, Local Plan Policy DM10.11 explains that developments in focussed intensification areas should contribute to an increase in density and a gradual change in character. Developments may be significantly larger than existing, up to double the predominant height of buildings in the area and will be expected to enhance and sensitively respond to existing character by being of high quality and respectful of the existing place in which they would be placed.

#### Height, scale, siting

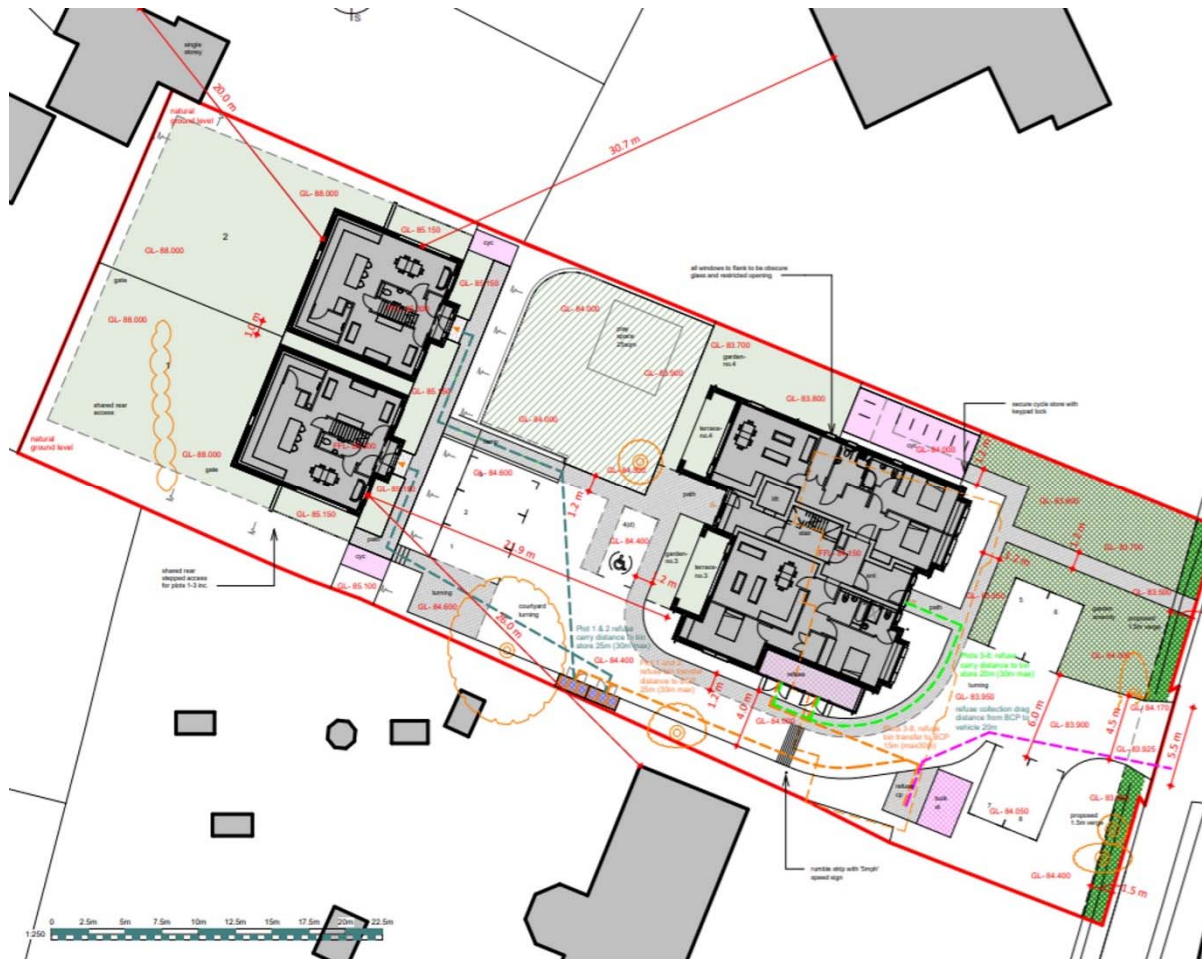
- 8.16 Local Plan Policy DM10.1 states that new developments should be of at least three storeys and DM10.11 supports up to double the predominant building height. The surrounding buildings are generally 1-2 storeys in height, under pitched roofs (2-3 storeys including the roofspaces). Up to 4-6 storeys would therefore be supported by the Local Plan in this location.
- 8.17 The height of the development across the site comprises two full floors with accommodation in the roofspace. This would achieve 3-storeys in total and would be significantly less than the maximum supported by policy. The proposed height would respect the local character, therefore complying with the aims and objectives of the guidance.
- 8.18 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form of development is acceptable. The proposals are set away from the neighbouring side boundaries, maintaining a separation distance between the

proposed dwellings and the existing neighbouring properties which respects the existing layout of development that contributes to the character of the existing area.

- 8.19 There are no defined building lines along the frontage of Welcomes Road and given this existing arrangement, the siting of the proposed development is considered to integrate into the existing pattern of development. Furthermore, the depth of the proposed building, whilst deeper than the neighbour at number 4 Welcomes Road would be of a similar depth to number 10 Kenley Lane to the north of the site. The depths of the existing surrounding buildings vary in size and the proposed depth of the building fronting Welcomes Road would be considered acceptable in terms of integrating into the existing pattern of development that forms the character of the area.
- 8.20 With regards to the development to the rear of the site, it is noted that there are several existing sites that comprise backland development along Welcomes Road. Officers have previously refused planning applications for backland development on other sites on the road (outside the area of focussed intensification). However, recent appeal decisions have supported backland development on Welcomes Road where it would maintain the predominantly verdant nature of the gardens, and where the backland development would avoid harm to the street scene. Whilst neither of the immediate neighbouring sites comprise of backland development, given the appeal decisions, wider context and the policy requirement of London Plan H1 to optimise sites such as this for the purposes of redevelopment, as well as the site falling within an area of focussed intensification, the provision of utilising the rear of the site for development purposes is considered acceptable in principle.
- 8.21 The site steps up to the rear, and the backland houses would be integrated into the landscape by having two storeys of accommodation at the front (under a pitched roof), and one fewer storey at the rear, working with the sloped topography rather than introducing lightwells or other highly engineered design features. This would retain the verdant nature of the site and would limit the scale of the buildings when viewed from the rear, resulting in visual subservience.
- 8.22 In terms of the impact to the character and the appearance of the area, the existing area is suburban in character and whilst the proposed development would result in additional coverage of the site, a significant amount of green space would be left for the purposes of private and communal amenity spaces. Along with the soft landscaping proposals, it is considered that the development would ensure that the site retains its verdant character which contributes positively to the suburban character of the area. This development pattern is consistent with the surrounding built form which contributes to the suburban character of the area.
- 8.23 The London Housing Design Guide recommends that buildings should provide around an 18m to 21m separation distance between facing properties. With regards to the relationship of the proposed dwellings located within the rear of the site with those located on at the front of the site on Welcomes Road, a separation distance of 21.9m would be provided which is consistent with the relevant guidance.



8.24 The development would offer separation distances between the new dwellings to the rear of the site and the existing dwelling at number 3 Redwood Close, which is sited on the western rear boundary, of around 20m. In terms of the rear dwellings and their relationship to the neighbouring properties on Welcomes Road, a separation distance of 26m is provided to number 4 Welcomes Road and 30.7m is provided to number 10 Kenley Lane. The separation distances achieved do allow for relief between the existing and proposed built forms and offers separation distances which are generally a characteristic of the context of the area.



**Figure 3-Proposed Site Plan**

8.25 Overall, it is considered that the height, scale and siting of the proposed development would optimise the site for redevelopment in line with London Plan Policy H1 and DM10.11. The development has been sensitively designed to ensure, that the site is sympathetic and responds to the suburban character of the surrounding area and would therefore be policy compliant.

Detailed design

8.26 The design principles of the dwellings fronting Welcomes Road have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street scene. The resultant dual gabled frontage would result in one larger than the other, with the more prominent gable set slightly further forward than the smaller one. This feature is considered to break up the massing of the elevation and provides definition to provide visual interest when the building is viewed from Welcomes Road. Local Plan Policy DM10.7 states that development proposals should contribute positively to the character of the area and is sympathetic with its context. The surrounding character is varied, and the

proposed form is considered to provide a traditional form which would sit comfortably in the existing street scene therefore complying with the aims and objectives of Policy DM10.7.

8.27 The proposed fenestration of the dwellings to the front of the site have taken a traditional approach in terms of their formation on the front elevation of the dwelling which would be in keeping with the traditional architectural styles of the existing dwellings within the local area.

8.28 The elevation of the building is broken up using different materials for the various external features of the building. A red stock brick is proposed for the main external facing material and a different stock brick is proposed for the bays to the front of the building to provide a contrast between the main elevation and the bay window, emphasising this feature. Brick banding is proposed around the building to add visual interest to the remainder of the building and brickwork features are proposed around the window openings to break up the massing further. A slate grey roof tile would be used for the roof of the dwelling. It is considered that the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture.



Figure 4-CGI of Flatted Block

8.29 It is proposed to use UPVC windows, however, given the existence of such windows in the existing street scene, and that the proposed colour (dark grey) would reduce the visual impact of the UPVC material, the proposed windows would integrate into the elevations of the existing buildings well. These will be complimented by UPVC rainwater goods which would be visible on the elevations of the building which would not be out of kilter with the existing nearby dwellings.

8.30 The proposal to the rear of the site responds to the character of the main building using similar design features and materials such as the gable frontage feature and brickwork courses around the window openings. A traditional architectural approach had been adopted and it is considered that this would provide a high-quality subservient addition to the rear of the site.



**Figure 5-CGI of Dwelling to the rear**

8.31 Overall, it is considered that development would respond to the existing traditional architectural styles and features that contribute to the visual amenities of the street scene and the character of the wider area. The proposals are therefore considered to result in a development that complies with Local Plan Policy DM10.

**B. QUALITY OF RESIDENTIAL ACCOMMODATION**

8.32 Policy SP2.7 of the local plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough’s need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

8.33 The proposed unit mix comprises 2 x 4-bedroom units and 6 x 2-bedroom units. The proposed unit mix would deliver an amount of 25% family units across the development site. Whilst this amount would fall short of the strategic target, this is a strategic target and not a requirement of development. On balance, given the typology of the family dwellings proposed which are houses and the development would still contribute sufficiently to the council’s strategic target, it is considered that the proposed unit mix would be acceptable on this occasion.

8.34 The proposed houses should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly regarding minimum floor space standards (including minimum sizes and widths for rooms/storage).

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. storage space (sqm)
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1	4b/8p	185	130	148	11	Utility room >3sqm	3
2	4b/8p	185	130	148	11	Utility room >3sqm	3
3	2b/4p	82	74	11	7	2sqm	2
4	2b/4p	84	74	11	7	4sqm	2
5	2b/4p	81	74	10	7	2sqm	2
6	2b/4p	84	74	10	7	2sqm	2
7	2b/4p	81	74	10	7	2sqm	2
8	2b/4p	84	74	10	7	2sqm	2

***Scheme considered against London Plan Policy D6 and Table 3.1***

- 8.35 It is proposed to provide 2 x 4-bedroom (8 person) homes over 3 floors and 6 x 2 bedroom (4 person apartments). The Technical Housing Standards require a 4-bedroom (8 persons) unit over 3 floors to have a minimum gross internal floor area (GIA) of 130m<sup>2</sup> with 3m<sup>2</sup> built in storage, and at least 11m<sup>2</sup> of external amenity space. At 185sqm, the proposed houses would exceed these standards and would provide substantial family sizes homes with large gardens.
- 8.36 The standards also require each 2-bedroom (4 person) unit (over 1 floor) to have a minimum gross internal floor area (GIA) of 74m<sup>2</sup>, 2m<sup>2</sup> of storage space, and 7sqm of external amenity space. These would all be exceeded.
- 8.37 Each house and flat would exceed the required space standards and would provide an adequate level of accommodation for future occupiers. Given a utility room is proposed within each of the proposed dwellings and the accommodation exceeds the space requirement, it is considered there would be sufficient space available for storage. Whilst it is noted that the dwellings to the rear would be comprise a subterranean element to the rear, the kitchen and living areas would still be afforded a sufficient level of daylight through the use of windows to the side of the property.
- 8.38 London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Given the orientation of the site and the apartment block, sufficient light and outlook would be provided with all homes being dual aspect.
- 8.39 All the houses would have level threshold access which would be compliant with London Plan Policy D7. A lift is also proposed within the block of flats ensuring that the units would comply with the M4(3) building regulations and complying with London Plan Policy D7 which states that at least 10% of dwellings least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
- 8.40 The London Housing SPG states that a minimum of 5 m<sup>2</sup> of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant.



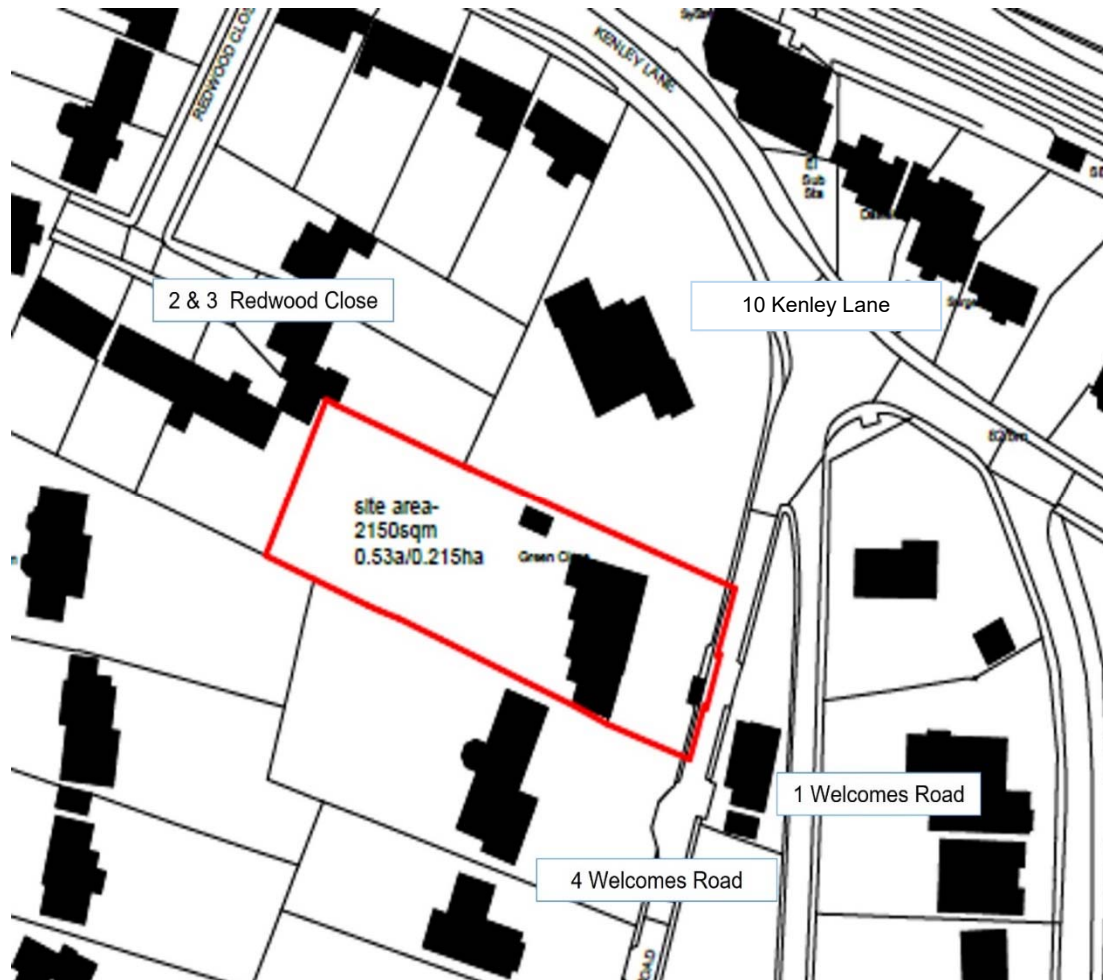
Policy DM10.4 requires proposals for new residential development to provide private amenity space that is of high-quality design and enhances and respects the local character; provides functional private amenity space.

8.41 In terms of the private amenity space provision, the dwellings would each have access to a terrace or rear garden which exceeds the required standards. Local Plan Policy DM10.5 requires new flatted development to include communal outdoor space. A rear communal garden is proposed, including 20sqm of play space, which would be directly accessible from the hallway of the flatted block.

8.42 Whilst the proposal would see an uplift in the number of units/people on site, it is considered the proposed development would offer future occupiers a good standard of amenity, including the provision of private amenity space, and thus accords with relevant policy.

### C. IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

8.43 London Plan Policy D3 (Optimising density through the design-led approach) of the London Plan explains that developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10.6 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.



**Figure 6-Neighbouring Properties**

8.44 The properties with the potential to be most affected are the adjoining properties at 4 Welcomes Road and 10 Kenley Lane, 1 Welcomes Road (opposite) and the properties sited to the rear of the site at 2 and 3 Redwood Close.

#### 4 Welcomes Road and 10 Kenley Lane (immediate adjoining neighbours)

8.45 These dwellings are situated immediately adjacent to the side of the application site. With regards to the proposed height of the buildings at the front of the site and as noted previously, the built form is arranged over two stories with accommodation within the roof space with an overall height of 11.2m. The Local Plan encourages development of this height within such locations. The proposed building to the front of the site also offers generous separation distances between the adjoining boundaries with 4.3m offered to boundary which is shared with 10 Kenley Lane and 6.47m to the boundary shared with number 4 Welcomes Road. Based on the policy position and the design of the building which would comply with policy in terms of height and results in a building that is not overly deep and therefore does not extend past the neighbouring rear building lines significantly, the proposed apartment block to the front of the site would be acceptable and in accordance with local policy as it would result in minimal harm to the outlook or the amenity of the neighbouring dwellings.

8.46 It is noted that several side facing windows are proposed within the apartment block however, these would be at high level or obscured glazed above ground floor level. A suitably worded condition has been recommended for the purposes of protecting the neighbouring amenity.

8.47 The dwellings located to the rear would be situated to achieve the recommended (18-21m) separation distance as set out within The London Plan Housing SPG and the Local Plan (30m to number 10 Kenley Lane and 26m to number 4 Welcomes Road). The proposals are likely to result in some oblique views between the proposed dwellings to the rear and the existing gardens at 4 Welcomes Road and 10 Kenley Lane however, the first 10m of the private amenity space would be protected from “perpendicular” overlooking as set out within Local Plan Policy DM10.6.

8.48 Given the development’s compliance with the separation distances and heights set out within the Local Plan and the London Housing Design Guide, overall, the proposals are not considered to result in unacceptable harm to the outlook, privacy and amenity of the neighbouring properties along Welcomes Road.

#### 2 and 3 Redwood Close

8.49 Redwood Close is situated on the road which runs along the rear of the application site to the north-west. Number 3 Redwood Close would be sited around 20m from the proposed development and number 2 would be 19m, which would offer sufficient separation distance as to not result in an unacceptable impact to the outlook or the amenity of the neighbouring property. Furthermore, the proposed development would be only a single storey (with roof accommodation) and the rear, and the front to side facing relationship of the development site and number 3 Redwood Close would also mitigate any potential harm further.

## 1 Welcomes Road

- 8.50 1 Welcomes Road is sited immediately opposite to the application site. Street-facing views of no.1 are an existing condition, and the building's set-back from the street would ensure that minimal harm is caused in this regard.
- 8.51 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, because of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful. Overall, it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.

## Other Amenity Impacts

- 8.52 Whilst the proposal would result in an increase in occupants on the site, the proposed development would not result in undue noise, disturbance or smells as a result of the increased number of occupants on the site and relationship with neighbouring properties given the continued residential use of the site. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.
- 8.53 With regard to noise, disturbance, impact on health, conditions would be attached for a Construction Logistics Plan to be submitted (pre-commencement condition) and an informative placed on the decision in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to in order to minimise disruption and noise.

## **D. TREES, LANDSCAPING AND BIODIVERSITY**

### Trees and landscaping

- 8.54 Policy DM10.8 of the Croydon Local Plan (2018) states in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form. Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.
- 8.55 The development includes the removal of 8 trees across the site to facilitate the development. Although there are several existing trees being removed, the site does provide an opportunity to plant several new trees as part of a comprehensive landscaping scheme. A landscaping proposal demonstrates that the development could facilitate a comprehensive landscaping proposal, including 8 new trees, which would soften the proposed hardstanding and contribute to the verdant character of the area. A condition has been recommended which requires the submission of such details. It is proposed to include that new trees will be replanted to compensate for the loss of the existing.
- 8.56 The proposed development will result in some incursions into the root protection areas of the retained trees however, a tree protection plan has been submitted as part of the application and the mitigation and protection measures are considered appropriate in

relation to minimising the harm to the health of the existing trees. A condition has been recommended that the development is carried out in accordance with this plan.

### Biodiversity

- 8.57 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).
- 8.58 Protected species are a material planning consideration. A Preliminary Ecological Appraisal has been submitted as well as additional ecological comments which have been assessed by the Councils' ecological assessor who has raised no objection subject to securing biodiversity mitigation and enhancement measures.
- 8.59 They have recommended all mitigation and enhancement measures/or works to be carried out in accordance with the submitted Preliminary Ecological Appraisal (Darwin Ecology, December 2021) and implemented in full. It is also recommended for a biodiversity enhancement strategy to be submitted prior to slab level. The proposed headline biodiversity enhancements are supported, and would secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021).
- 8.60 The proposal would therefore not cause harm to protected species on the site, and subject to the recommended conditions would make appropriate provision for habitats and biodiversity net gain with would comply with Local Plan Policy DM27 and London Plan Policy G6.

### **E. ACCESS, PARKING AND HIGHWAY IMPACTS**

- 8.61 Policy SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards. Policies DM29 and DM30 of the Croydon Local Plan (2018) promotes sustainable travel and reducing congestion. Policies T4, T5, T6 of the London Plan (2021) are also of relevance.
- 8.62 The TFL guidance on Public Transport Accessibility Levels (PTAL) assumes that people will walk up to 640 metres (approximately eight minutes) to a bus service and up to 960 metres (12 minutes) to a rail service. The site is approximately 160m from Kenley Station, and the bus stop (route 434) on Kenley Lane and 400m from the bus stops (route 407) on Godstone Road and has a PTAL of 2.
- 8.63 The London Plan (2021) requires that the maximum parking standards for a PTAL 2 in outer London for 3+ bedroom homes should be up to 1 space per dwelling and or 2-bedroom dwellings, the maximum should be up to 0.75 spaces per dwelling. This therefore equates to a maximum of 7 parking spaces for the proposed 8 homes. The scheme would deliver 8 car parking spaces across the site.
- 8.64 Whilst the parking provision would exceed the maximum parking standards by a space, the policy does state that boroughs should consider standards that allow for a higher level of parking provision where there is evidence that this would support additional family housing. In this case, it is noted that there is no parking available on Welcomes Road (due



to the width of the road), therefore visitors would need to park on Kenley Lane or on the site. The proposals would deliver a 1:1 parking provision across the site, on this occasion the proposals are acceptable and whilst the parking provision would exceed London Plan Policy T6, given the proposed unit mix and the higher provision encouraged by the London Plan for family dwellings, on balance the proposals are considered to be acceptable as there would be minimal harm caused to the existing highways network as a result of the additional spaces.

- 8.65 The proposed vehicular crossover would be 4.5m in width with 0.5m ramps either side. This would comply with the council's crossover guidance. It would incorporate a shared vehicular access and a 1.2m wide pedestrian route (demarked using a different surface treatment). Visibility splays are also achieved out of the site with vehicles able to enter and exit the site in forward gear. Tracking diagrams have been provided and demonstrate that vehicles would be able to safely move around the site as would larger vehicles that may be on site for servicing purposes. A segregated pedestrian route would be marked out on the shared surface which would offer pedestrians a safe route to the front and the rear of the site.
- 8.66 A condition is recommended to ensure the delivery of 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan. The appropriate pedestrian and vehicular sightlines are shown on the site plan.
- 8.67 A supporting statement has reviewed the cumulative impact of parking on committed developments within the area and has noted that the impact on the wider highways network would be negligible however, the applicant has confirmed agreement to a S.106 agreement to secure a contribution towards sustainable transport initiatives in line with Policy SP8.12 and SP8.13. It is recommended that a financial contribution of £1500 per unit is secured towards sustainable transport improvement measures including contributions towards car clubs and electric vehicle charging infrastructure as required by Local Plan Policy DM30(e) and SP8.13.

#### Cycle storage

- 8.68 Cycle stores are shown to the side of the apartment block and externally outside of the proposed dwellings to the rear of the site. The site plan shows that the cycle stores would be lockable and provide space for 18 horizontal cycles (16 in the apartment store and 2 to the dwellings at the rear of the site). Two bike spaces are required per house. It is considered the access path would be wide enough (at least 1.2m wide) for bikes to be taken along the side access to the front and allows wider and adaptable bikes to be able to access the store.
- 8.69 The provision of spaces and the locations of the stores result in a development that complies with London Plan Policy T5 and the London Cycle Design Standards as referenced to, by the policy.
- 8.70 Full details relating to the appearance of the cycle stores and design of cycle stands would be secured by a suitably worded condition.

## Refuse

- 8.71 Policy DM13 of the Croydon Local Plan (2018) states refuse/recycling should be sensitively integrated within the building, ensure facilities are well screened, provide adequate space for temporary storage of waste (including bulky waste) materials generated by the development and provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.
- 8.72 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The bin stores are located within the envelope of the apartment block and to the rear of the development site. These are of an appropriate size to accommodate the receptacles which would be required by the development and as set out within council guidance. Whilst the refuse stores at the front of the site would be an appropriate location for collection by operatives, they are more than the recommended 30m (at approximately 47m) walking distance from the furthest house. Bin stores are proposed for those homes which are within 30m of their entrances, but bins will need to be taken from those stores to the communal store at the front of the site for collection. The communal bin store is however on the way in and out of the site for the houses at the rear and is therefore conveniently located for dropping off waste on the way out, even if the distance exceeds the recommended 30m.
- 8.73 The location of bulky waste storage has also been provided within the site layout plan and is acceptable.
- 8.74 Overall, the development is considered to deliver facilities for the storage of waste that would comply with the objectives of Local Plan Policy DM13.

## Construction Logistics

- 8.75 It is recommended for a condition to be attached for a Construction Logistics Plan to be submitted (as a pre-commencement condition) and for an informative to be placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites."

## **F. FIRE SAFETY**

- 8.76 London Plan Policy D12 requires that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*.
- 8.77 A fire safety statement has been prepared with the level of detail that is appropriate and reasonable to comply with Policy D12 Part A. The statement indicates that fire appliances can be located to the front of the property on Welcomes Road and a plan was providing showing fire exits and safe assembly points.
- 8.78 The buildings have been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement and measures such as fire doors and sprinklers will be designed into the development. A plan has also been provided that demonstrates how future occupiers would evacuate the building in the event of a fire. As the proposal is a major development, additional details are required to comply with Part B of Policy D12,

which are recommended to be secured by a planning condition given the scale of the development.

## **G. FLOOD RISK AND ENERGY EFFICIENCY**

- 8.79 Policy SI 12 and Policy SI 13 of the London Plan 2021 state that development proposals must comply with the flood risk assessment and management requirements NPPF and utilise sustainable urban drainage systems (SUDS). The London Plan 2021 states that current and expected flood risk from all sources should be managed in a sustainable way and that surface water management issues should be identified, and measures implemented to aim to reduce these risks. Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS). The site falls within a critical drainage area. A SUDS Strategy has been submitted for consideration.
- 8.80 It is noted that as the site is underlain by chalk, which is considered suitable for proprietary infiltration drainage, it is proposed to discharge the surface water run off through a soakaway. Soakaways should be sited 10m from foundations so the location of the soakaway would be at the far end of the car park on the eastern boundary adjacent to Welcomes Road. It is also proposed to utilise permeable paving which will discharge surface water via pipes to the tank.
- 8.81 At this stage it has been demonstrate that the site would be capable of delivering a SUDS scheme that would be capable of discharging surface water run off in a sustainable way and line with London plan Policy SI13 and Local Plan Policy DM25.
- 8.82 It should be noted that the SUDs Report is a draft and does not show the layout of the updated version of the scheme (which has been reduced in size). It is however considered the details can adequately be secured via conditioned given the plan within the report is not that dissimilar to that proposed. It is therefore recommended for a SUDs condition to be attached for details to be submitted.

## **H. ENERGY EFFICIENCY AND WATER USAGE**

- 8.83 London Plan Policy SI2 requires major developments to be zero carbon by reducing greenhouse gas emissions in accordance with the energy hierarchy. An energy statement has been submitted stating that the scheme could achieve a 35% reduction in on-site regulated emissions (although it incorrectly explains that only a 19% reduction is required, it would achieve the policy requirement). It follows the London Plan energy hierarchy, outlining that individual heat pumps and mechanical ventilation heat recovery would be used, and solar photovoltaics would be positioned on the roof (13.86kWp). These measures would achieve a CO2 reduction of 35% and the remainder would be offset by way of a financial contribution to achieve zero carbon standards. The carbon offset contribution would be secured by S.106 legal agreement. The solar panels and heat pumps are not shown on the proposed elevations, so a condition is recommended securing details to avoid harm to amenity.
- 8.84 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached

requiring the proposed development to meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

## **OTHER MATTERS**

- 8.85 A contribution towards air quality improvements to mitigate against non-road transport emissions is recommended to be secured via the S.106 legal agreement.
- 8.86 Croydon Local Plan Policy SP3.14 and planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy – Review 2017 sets out the Councils' approach to delivering local employment for development proposal. A financial contribution and an employment and skills strategy would be secured as part of the legal agreement.

## **9 CONCLUSION**

- 9.1 The provision of 8 new dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.
- 9.2 In addition, using legal agreement and appropriate conditions, the development would be acceptable.
- 9.3 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

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#### **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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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.

30.01.2023 to 24.02.2023

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](http://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)

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Ref. No. :	21/05565/FUL	Ward :	<b>Addiscombe East</b>
Location :	Land Rear Of 1 To 11 Camborne Road Croydon CR0 6LR	Type:	Full planning permission
Proposal :	Erection of 4no. dwellinghouses (3 houses will be 2 storey (plus loft), and 1 house will be single storey (plus loft)), with associated alterations.		







Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 5 Storrington Road  
Croydon  
CR0 6PN  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 30.01.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00125/LP  
Location : 51 Grant Road  
Croydon  
CR0 6PJ  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of loft to habitable space and erection of rear dormer. Installation 2x front facing rooflights.

Date Decision: 31.01.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00128/GPDO  
Location : 51 Grant Road  
Croydon  
CR0 6PJ  
Ward : **Addiscombe East**  
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: 24.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 23/00181/DISC  
Location : 209-213 Lower Addiscombe Road  
Croydon  
CR0 6RB  
Ward : **Addiscombe East**  
Type: Discharge of Conditions

Proposal : Discharge Condition 4 (fire safety) attached to Planning Permission ref. 22/04489/FUL for 'Removal of existing signage and 1no. ATM and nightsafe and reinstatement with materials to match the existing elevation'.

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 17.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00203/PAD  
Location : 2A Addiscombe Avenue  
Croydon  
CR0 6LH

**Ward : Addiscombe East**  
Type: Determination prior approval  
demolition

Proposal : Demolition of two-storey detached dwellinghouse and single-storey detached garage  
(Prior Approval Notification)

Date Decision: 15.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00243/LP  
Location : 12 Capri Road  
Croydon  
CR0 6LE

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

Proposal : Erection of single storey side and rear extension.

Date Decision: 31.01.23

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00377/LP  
Location : 100 Ashburton Avenue  
Croydon  
CR0 7JF

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

Proposal : Erection of roof enlargement in rear roof slope and installation of two (2) rooflights in the  
front roofslope.

Date Decision: 09.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00475/ENV

**Ward : Addiscombe East**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 2A Addiscombe Avenue  
Croydon  
CR0 6LH  
Type: Environmental Impact  
Screening Opinion

Proposal : Request for an Environmental Impact Assessment (EIA) Screening Opinion for the 'Erection of a part single/two-storey rear/side wraparound extension and single-storey front extension (following demolition of existing additions and detached garage), Alteration to the roof involving raising the ridgeline, and Associated alterations' or 'Erection of two-storey dwellinghouse with habitable roof level (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: 21.02.23

**Environmental Impact Assessment Not Req.**

Level: Delegated Business Meeting

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Ref. No. : 19/02765/FUL  
Location : 62 Lower Addiscombe Road  
Croydon  
CR0 6AB  
Ward : **Addiscombe West**  
Type: Full planning permission  
Proposal : Proposed works to the Grade II listed Leslie Arms public house. Works include change of use to the existing pub to support new community use/cafe, demolition of the existing rear hall to provide a new rear extension community space and 2 additional residential units.

Date Decision: 14.02.23

**Approved subject to 106 Ag. (3 months)**

Level: Delegated Business Meeting

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Ref. No. : 19/02766/LBC  
Location : 62 Lower Addiscombe Road  
Croydon  
CR0 6AB  
Ward : **Addiscombe West**  
Type: Listed Building Consent  
Proposal : Listed Building Application for proposed works to the Grade II listed Leslie Arms Public house to include change of use from former public house new community use/cafe, demolition of the existing rear hall to provide a new rear extension and community space and 2 additional residential units to host building,

Date Decision: 14.02.23

**Listed Building Consent Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03463/FUL  
Ward : **Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 353 Morland Road  
Croydon  
CR0 6HF  
Type: Full planning permission

Proposal : Demolition of the takeaway unit (sui generis) and erection of a three storey house (C3) with associated bicycle and refuse storage

Date Decision: 07.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04310/DISC  
Location : Development Site Rear Of 27 - 29  
Leslie Park Road  
Croydon  
CR0 6TN  
Ward : **Addiscombe West**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (hard and soft landscaping), Condition 6 (cycle and refuse storage), Condition 13 (surface water drainage) and Condition 18 (noise levels) attached to permission 20/06386/CONR for 'Variation of Planning permission ref 20/01301/FUL granted 06.05.20 for demolition of existing buildings and erection of a part single; part two; part three storey building comprising 1x 1 bed house (2 person), 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers. (The proposal is to involve increase in built form at ground floor level and partially at top floor level, with no windows in rear elevation facing towards neighbouring properties in Oval Road; relocation of bin and cycle storage within the site, reduction in basement level excavation to office building).'

Date Decision: 03.02.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05281/LP  
Location : 29 Alexandra Road  
Croydon  
CR0 6EY  
Ward : **Addiscombe West**  
Type: LDC (Proposed) Operations edged

Proposal : Retention of roof extensions to the rear of the main roofslope and over the outrigger building in a modified form, and Retention of three (3) rooflights to front roofslope (Lawful Development Certificate for a Proposed Development)

Date Decision: 13.02.23

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/05334/TRE **Ward : Addiscombe West**  
Location : Yardmaster House Type: Consent for works to protected  
11 Cross Road trees  
Croydon  
CR0 6FB

Proposal : T1 Downy Birch 2 metre clearance from building  
T2 Downy Birch -2 metre clearance from building  
T3 Ash Crown Reduce by 3 metres  
T4 Ash Crown Reduce by 3 metres  
T5 London Plane Crown Reduction by 5 metres back to previous reduction points.  
T6 London Plane Crown Reduction by 5 metres back to previous reduction points.  
T8 London Plane Re-pollard to previous points and remove epicormic shoots  
T9 - T15 London Plane x 7 - Re-pollard to previous points.  
T16 Tree of Heaven Re-pollard to previous points.  
T17 Tree of Heaven Re-pollard to previous points.  
(TPO no. 28, 2004)

Date Decision: 03.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00002/HSE **Ward : Addiscombe West**  
Location : 65 Addiscombe Court Road Type: Householder Application  
Croydon  
CR0 6TT

Proposal : Erection of part single, part double storey side/rear extension.

Date Decision: 21.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00048/HSE **Ward : Addiscombe West**  
Location : 53 Leslie Park Road Type: Householder Application  
Croydon  
CR0 6TP

Proposal : Erection of single-storey rear/side wraparound extension, and Associated alterations

Date Decision: 23.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00052/DISC **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 30 - 38 Addiscombe Road Type: Discharge of Conditions  
Croydon  
CR0 5PE

Proposal : Partial discharge (in relation to the Phase 1 area of the development) of Condition 4b-c (Contaminated Land Validation Report) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 31.01.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00131/LP Ward : **Addiscombe West**  
Location : 14 Leslie Park Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6TN

Proposal : Erection of dormer extensions to rear of main roofslope and over the outrigger building (following removal of existing chimney), and Installation of two (2) rooflights to front roofslope (Lawful Development Certificate for a Proposed Development)

Date Decision: 07.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00195/PDO Ward : **Addiscombe West**  
Location : Knollys House Type: Observations on permitted  
17 Addiscombe Road development  
Croydon  
CR0 6SR

Proposal : Siting of Electricity Substation

Date Decision: 03.02.23

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 21/03041/FUL Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Land Rear Of 46 Kynaston Road And 25 And 27  
Swain Road  
Thornton Heath  
CR7 7AP Type: Full planning permission

Proposal : Proposed two/three storey building comprising of eight units and associated works.

Date Decision: 30.01.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03602/HSE Ward : **Bensham Manor**  
Location : 195 Melfort Road Type: Householder Application  
Thornton Heath  
CR7 7RU

Proposal : Erection of a single-storey rear/side infill/wraparound extension, and Associated alterations

Date Decision: 07.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03813/FUL Ward : **Bensham Manor**  
Location : Store And Premises Rear Of 2 Melfort Road Type: Full planning permission  
Thornton Heath  
CR7 7RL

Proposal : Demolition of existing outbuilding and construction of 1no. 1-bedroom dwellinghouse with associated amenity space, cycle storage, refuse storage and landscape works.

Date Decision: 02.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/05092/DISC Ward : **Bensham Manor**  
Location : 304-306 Bensham Lane Type: Discharge of Conditions  
Thornton Heath  
CR7 7EQ



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Condition 5 (soil contamination) attached to permission 21/03413/FUL for 'Demolition of existing buildings, erection of a five storey building (plus part lower ground floor) fronting Bensham Lane and the erection of three storey building (including lower ground floor), with a total of 75 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping, refuse and cycle storage.'

Date Decision: 31.01.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05138/DISC

**Ward : Bensham Manor**

Location : 304-306 Bensham Lane  
Thornton Heath  
CR7 7EQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (ecology and biodiversity) attached to permission 21/03413/FUL for 'Demolition of existing buildings, erection of a five storey building (plus part lower ground floor) fronting Bensham Lane and the erection of three storey building (including lower ground floor), with a total of 75 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping, refuse and cycle storage.'

Date Decision: 31.01.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00075/GPDO

**Ward : Bensham Manor**

Location : 94 Strathyre Avenue  
Norbury  
London  
SW16 4RG

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.975 metres

Date Decision: 24.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 23/00089/DISC

**Ward : Bensham Manor**

Location : Basement  
304-306 Bensham Lane  
Thornton Heath  
CR7 7EQ

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Condition 3 (Construction Traffic and Logistics Management Plan) attached to permission 21/03413/FUL for 'Demolition of existing buildings, erection of a five storey building (plus part lower ground floor) fronting Bensham Lane and the erection of three storey building (including lower ground floor), with a total of 75 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping, refuse and cycle storage.'

Date Decision: 01.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00359/LP

**Ward : Bensham Manor**

Location : 20 Ecclesbourne Road  
Thornton Heath  
CR7 7BN

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of an L shaped roof enlargement in the rear roofslopes with a Juliet Balcony, installation of two rooflights in the the front roofslope and the removal of one (1) chimney.

Date Decision: 09.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/03804/FUL

**Ward : Broad Green**

Location : 341C London Road  
Croydon  
CR0 3PA

Type: Full planning permission

Proposal : Single storey rear extension (to ground floor flat); including ancillary works

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04066/GPDO

**Ward : Broad Green**

Location : 35 Ockley Road  
Croydon  
CR0 3DR

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres



Ref. No. : 22/04808/FUL  
Location : 37 Oakfield Road  
Croydon  
CR0 2UX

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

Proposal : Erection of a two storey dwelling and associated refuse and cycle parking at the rear of 37 Oakfield Road

Date Decision: 01.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04818/GPDO  
Location : Unit 5, 218 Purley Way  
Croydon  
CR0 4XG

**Ward : Broad Green**  
Type: Prior Appvl - solar PV  
equipment replace

Proposal : Replacement and installation of 330 No. roof mounted solar PV panels of total installed capacity 132kWp

Date Decision: 31.01.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/04937/HSE  
Location : 1C Midhurst Avenue  
Croydon  
CR0 3PS

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

Proposal : Erection of single storey front/side extension. Garage conversion into a habitable room including a shower unit and a separate entrance with associated works.

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05215/CONR  
Location : Half Moon Court  
301 London Road  
Croydon  
CR0 3PA

**Ward : Broad Green**  
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Removal of condition 9 to enable use of community facility as nursery or a place of worship in regard to planning application approved under Reference Number: 10/00480/P

Date of Decision: 15/03/2011 for Demolition of existing buildings; erection of four/five storey building comprising use within class A1 (retail) and a community use on ground floor and 15 two bedroom, 14 one bedroom and 8 three bedroom flats on upper floors; formation of vehicular access and provision of associated parking.

Date Decision: 09.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05269/HSE  
Location : 53 Dennett Road  
Croydon  
CR0 3JD

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

Proposal : Erection of first floor infill extension

Date Decision: 14.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05309/GPDO  
Location : 218 Mitcham Road  
Croydon  
CR0 3JG

**Ward : Broad Green**  
Type: Prior Appvl - Class E to  
(dwellings) C3

Proposal : Change of use of part ground floor from Commercial, Business and Service (Use Class E) to create a 1-bed flat (Use Class C3).

Date Decision: 15.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00033/LP  
Location : 11 Hathaway Road  
Croydon  
CR0 2TQ

**Ward : Broad Green**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of 2 dormers and installation of 3 rooflights on front roof.

Date Decision: 24.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00034/HSE  
Location : 11 Hathaway Road  
Croydon  
CR0 2TQ

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

Proposal : Erection of a single-storey rear extension.

Date Decision: 24.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/00098/LP  
Location : 53 Dennett Road  
Croydon  
CR0 3JD

**Ward : Broad Green**  
Type: LDC (Proposed) Operations edged

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

Date Decision: 15.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/01072/FUL  
Location : 24 Westow Hill  
Upper Norwood  
London  
SE19 1RX

**Ward : Crystal Palace And Upper Norwood**  
Type: Full planning permission

Proposal : Erection of first floor rear extension and changes to shopfront. Erection of second storey extension. Conversion of first floor from Class A3 to C3, with two upper floors to be used as a flat. Associated alterations.

Date Decision: 08.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/03068/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 117 Church Road **Type: Householder Application**  
Upper Norwood  
London  
SE19 2PR

Proposal : External and internal alterations, maintenance and repair works, formation of additional bathroom, repair works to front entrance steps, provision of 2 rooflights in roofslope of existing side addition, existing boundary wall raised, demolition of existing shed, erection of single-storey rear extension, provision of rear terrace with associated excavation works and retaining wall, installation of replacement patio doors in rear elevation, extension of existing external rear landing and relocation of existing external spiral staircase and insulation and ventilation works.

Date Decision: 20.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03069/LBC **Ward : Crystal Palace And Upper Norwood**

Location : 117 Church Road **Type: Listed Building Consent**  
Upper Norwood  
London  
SE19 2PR

Proposal : External and internal alterations, maintenance and repair works, formation of additional bathroom, repair works to front entrance steps, provision of 2 rooflights in roofslope of existing side addition, existing boundary wall raised, demolition of existing shed, erection of single-storey rear extension, provision of rear terrace with associated excavation works and retaining wall, installation of replacement patio doors in rear elevation, extension of existing external rear landing and relocation of existing external spiral staircase and insulation and ventilation works.

Date Decision: 20.02.23

**Listed Building Consent Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03912/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 117 Church Road **Type: Householder Application**  
Upper Norwood  
London  
SE19 2PR

Proposal : Alterations, erection of outbuilding in rear garden

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 20.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03913/LBC **Ward : Crystal Palace And Upper Norwood**

Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR  
Type: Listed Building Consent

Proposal : Erection of outbuilding in rear garden

Date Decision: 20.02.23

**Listed Building Consent Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04520/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 6 Sunset Gardens  
South Norwood  
London  
SE25 4AX  
Type: Householder Application

Proposal : Erection of rear infill extension with installation of skylights, erection of part double storey rear extension, conversion of loft to habitable space and erection of rear dormer.

Date Decision: 07.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04727/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 60 Beulah Hill  
Upper Norwood  
London  
SE19 3EW  
Type: Full planning permission





Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

**Norwood**  
Location : 284 Beulah Hill  
Upper Norwood  
London  
SE19 3HF  
Type: Full planning permission  
Proposal : Alterations, conversion of single dwelling to form 2x 3bed flats, erection of single storey side/rear extension, provision of 2x rooflights in front roofslope and associated landscaping, cycle and refuse storage

Date Decision: 15.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05208/DISC  
Ward : **Crystal Palace And Upper Norwood**  
Location : 1 The Dell  
Upper Norwood  
London  
SE19 2QA  
Type: Discharge of Conditions  
Proposal : Discharge Conditions 4 (Materials), 5 (Boundary Treatment) and 6 (Cycle Storage) attached to Planning Permission ref. 21/04864/FUL for 'Erection of one/three-storey rear/side extension to form three-storey dwellinghouse (Use Class C3) with associated amenity, cycle storage, vehicle parking and waste storage spaces, Erection of single-storey rear extension, and Alterations'

Date Decision: 13.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05295/HSE  
Ward : **Crystal Palace And Upper Norwood**  
Location : 58 Moore Road  
Upper Norwood  
London  
SE19 3RA  
Type: Householder Application  
Proposal : Erection of single-storey rear extension.

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting









Ref. No. : 22/03271/OUT  
Location : 64 - 66 Woodcote Grove Road  
Coulsdon  
CR5 2AD  
**Ward : Coulsdon Town**  
Type: Outline planning permission

Proposal : Demolition of two detached dwellings and construction of 4x three-storey, four-bed semi-detached dwellings to the front of the site and 5x two-storey, two-bed terraced dwellings to the rear of the site (Access, Layout, and Scale ONLY to be considered)

Date Decision: 13.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04595/LP  
Location : 61 Winifred Road  
Coulsdon  
CR5 3JG  
**Ward : Coulsdon Town**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey outbuilding in rear garden.

Date Decision: 20.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/04864/HSE  
Location : 16 Whittingdon Road  
Coulsdon  
Croydon  
CR5 3JY  
**Ward : Coulsdon Town**  
Type: Householder Application

Proposal : Alterations. Erection of single storey side extension. Erection of rear dormer roof extension. Installation of two rooflights to rear roof slope and three rooflights to rear roof slope. Relocation of existing solar panels on rear roof slope.

Date Decision: 07.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04931/CONR  
Location : 58 Reddown Road  
Coulsdon  
CR5 1AX  
**Ward : Coulsdon Town**  
Type: Removal of Condition











Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 60 - 68 North End  
Croydon  
CR0 1UJ  
Type: Full planning permission

Proposal : Alterations to the shopfront including alterations to the entrance and fenestrations

Date Decision: 13.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04783/ADV  
Location : 60 - 68 North End  
Croydon  
CR0 1UJ  
Ward : **Fairfield**  
Type: Consent to display advertisements

Proposal : Installation of 3no. internally illuminated fascia signs, 1no. internally illuminated suspended sign and 1no. projecting internally illuminated sign

Date Decision: 13.02.23

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04907/FUL  
Location : 252 High Street  
Croydon  
CR0 1NF  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Proposed alterations to the elevations and internal alterations

Date Decision: 09.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05133/DISC  
Location : Flat 1  
Universal House  
74 Frith Road  
Croydon  
CR0 1TA  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (CO2 emissions) attached to permission 21/05953/FUL (Change of use of first floor offices (Class E) to three self-contained homes (Class C3)).

Date Decision: 14.02.23

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05163/DISC  
Location : Ryan House  
96 Park Lane  
Croydon  
CR0 1JB

**Ward : Fairfield**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 5 (landscaping , EVC, external lighting, security measures) Condition 6 ( refuse storage) of planning permission 21/04629/ful granted for Change of use basement and ground floor from residential (Class C3) to commercial/business/office (Class E(g)(i) with associated works (including new windows and entrance door at ground floor, provision of bike parking and provision of refuse stores).

Date Decision: 07.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05224/GPDO  
Location : 252 High Street  
Croydon  
CR0 1NF

**Ward : Fairfield**  
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from Office (within Use Class E) to Residential (within Use Class C3) to comprise of 13 residential units with associated cycle and refuse storage (Amended Description).  
facilities.

Date Decision: 16.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05288/DISC  
Location : 20 - 28 George Street  
Croydon  
CR0 1PA

**Ward : Fairfield**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of condition 2 (external materials), 3 (detailing), and 7 (Construction Logistics Plan) attached to planning permission 19/01818/FUL (Alterations to existing shopfronts. Demolition of two parts of second floor to rear of building. Conversion of part of ground floor of 24-26 George Street to provide upper floor access. Erection of single storey rear infill extension to provide cycle storage and first floor rear extension. Formation of rear terraced areas at first and second floor levels. Conversion of upper floors of resulting building to provide 3 x one bedroom, 2 x two bedroom and 3 x three bedroom flats (8 in total) with associated amenity spaces. Installation of roof windows to front and rear elevations)

Date Decision: 15.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05289/LP

Ward : **Fairfield**

Location : 20 - 28 George Street  
Croydon  
CR0 1PA

Type: LDC (Proposed) Use edged

Proposal : Certificate of Lawful development to confirm that works have commenced on the implementation of planning permission 19/01818/FUL that allows for the Alterations to existing shopfronts. Demolition of two parts of second floor to rear of building. Conversion of part of ground floor of 24-26 George Street to provide upper floor access. Erection of single storey rear infill extension to provide cycle storage and first floor rear extension. Formation of rear terraced areas at first and second floor levels. Conversion of upper floors of resulting building to provide 3 x one bedroom, 2 x two bedroom and 3 x three bedroom flats (8 in total) with associated amenity spaces. Installation of roof windows to front and rear elevations.

Date Decision: 24.02.23

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 22/05323/PA8

Ward : **Fairfield**

Location : Pavement Between St Andrews Church Halls  
And 190 Church Road, Croydon, CR0 1SE

Type: Telecommunications Code  
System operator

Proposal : Proposed telecommunications installation: Proposed 15.0m Phase 9 slimline Monopole, 3no. cabinets, and associated ancillary works.

Date Decision: 14.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00088/DISC

Ward : **Fairfield**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 1 New Barn Lane  
Whyteleafe  
CR3 0EX  
Type: Removal of Condition

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 1 (Drawing numbers) and 3 (Materials) attached to planning permission 19/01947/FUL seeking to amend the external materials.

Date Decision: 02.02.23

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 21/04377/FUL  
Location : High Meadows  
237 Hayes Lane  
Kenley  
CR8 5HN  
Ward : **Kenley**  
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a two storey building with roof accommodation comprising 9 self-contained flats; alterations to existing vehicular crossover and provision of associated car parking, refuse/recycling storage and cycle parking

Date Decision: 10.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01593/HSE  
Location : 117 Old Lodge Lane  
Purley  
CR8 4DP  
Ward : **Kenley**  
Type: Householder Application

Proposal : Increase in ridge height to allow habitable space within loft. Includes alterations.

Date Decision: 30.01.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02256/CONR  
Location : 10 Haydn Avenue  
Purley  
CR8 4AE  
Ward : **Kenley**  
Type: Removal of Condition





**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03658/DISC **Ward : Kenley**  
Location : 46 Welcomes Road Type: Discharge of Conditions  
Kenley  
CR8 5HD

Proposal : Discharge of condition 5 (CLP), 7 (visibility splays), 8 (bat survey), 9 (tree protection) and 15 (biodiversity enhancement strategy) attached to planning permission ref. 20/06250/OUT (allowed under appeal ref. APP/L5240/W/21/3279654) for 'The erection of a frontage block of six flats and a pair of semi-detached house; and the demolition of the existing detached bungalow.'

Date Decision: 31.01.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04113/HSE **Ward : Kenley**  
Location : 15 Oaks Way Type: Householder Application  
Kenley  
CR8 5DT

Proposal : Erection of rear conservatory.

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04621/HSE **Ward : Kenley**  
Location : 37 Mosslea Road Type: Householder Application  
Whyteleafe  
CR3 0DR

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

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04830/HSE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 166 Old Lodge Lane  
Purley  
CR8 4AL  
Type: Householder Application

Proposal : Erection of single storey rear extension and partial conversion of garage to a habitable room.

Date Decision: 30.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04911/FUL  
Location : Harris Primary Academy Kenley  
51 Little Roke Road  
Kenley  
CR8 5NF  
Ward : **Kenley**  
Type: Full planning permission

Proposal : Installation of air source heat pump and steel mesh enclosure

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04988/TRE  
Location : 4 Redtiles Gardens  
Kenley  
CR8 5PE  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : T1 - 3 Pine trees: 1 metre crown reduction.  
(TPO 100)

Date Decision: 03.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/05048/DISC  
Location : 25 - 27 Cullinden Road  
Kenley  
CR8 5LR  
Ward : **Kenley**  
Type: Discharge of Conditions

Proposal : Discharge of condition 11 - (Cycle and refuse storage) of planning application  
21/06019/FUL Demolition of existing dwellings; erection of 6 houses with associated access, car parking and hard and soft landscaping

Date Decision: 15.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05244/TRE  
Location : 44 Kenley Lane  
Kenley  
CR8 5DD

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

Proposal : T2 Sycamore tree - Remove non-dominant secondary stem and 5 metre crown lift measured from ground level.  
(TPO 26, 2008)

Date Decision: 03.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00288/TRE  
Location : 27 Hayes Lane  
Kenley  
CR8 5LE

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

Proposal : (T2) Fir tree - Fell to ground level due excessive lean towards property and out growing surrounding areas. Tree has grown too large therefore now unable to manage due to the species of the tree.

(T3) Fir tree - Fell to ground level due to outgrowing the surrounding areas. The trees are encroaching onto the property and getting close to the house.

(T4) Fir tree - Fell to ground level due to outgrowing the surrounding areas. The trees are encroaching onto the property and getting close to the house.

(T5) Fir tree - Fell to ground level due to outgrowing the surrounding areas. The trees are encroaching onto the property and getting close to the house.

All trees being applied for to fell are being replanted, this is so the trees will be easier to manage in the future and will be a more reasonable size to maintain as they have grown to large for next to the property/ driveway.  
(TPO, 173)

Date Decision: 24.02.23

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 23/00355/TRE

**Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 27 Park Road  
Kenley  
CR8 5AS  
Type: Consent for works to protected trees

Proposal : Lime (T1, T2, T3, T4) - To re-pollard to previous pollard points  
(TPO No. 159)

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03017/FUL  
Location : 120 Headley Drive  
Croydon  
CR0 0QF  
Ward : **New Addington North**  
Type: Full planning permission

Proposal : Change of use from take-away (Use Class Sui Generis) and retail unit (Use class E(a)) to a community centre/place of worship (Use Class F2(b)/F1(f))

Date Decision: 03.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/05190/HSE  
Location : 107 Dunley Drive  
Croydon  
CR0 0RJ  
Ward : **New Addington North**  
Type: Householder Application

Proposal : Alterations to existing garage to include a single storey rear extension and conversion to a habitable space

Date Decision: 06.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00043/GPDO  
Location : 21 Goldcrest Way  
Croydon  
CR0 0PL  
Ward : **New Addington North**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Erection of single storey rear extension projecting out 4.8 metres with a maximum height of 3 metres (Amended description)

Date Decision: 16.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 23/00140/HSE  
Location : 102 The Lindens  
Field Way  
Croydon  
CR0 9EN

**Ward : New Addington North**  
Type: Householder Application

Proposal : Proposed rear accessible ramp.

Date Decision: 20.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00174/GPDO  
Location : 63 Headley Drive  
Croydon  
CR0 0QH

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum overall height of 2.9 metres

Date Decision: 22.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 23/00197/PDO  
Location : O/S 77 King Henry's Drive  
Croydon  
CR0 0PH

**Ward : New Addington North**  
Type: Observations on permitted development

Proposal : Installation of 1no. 1m district metering pillar and 1no. 4m communications mast

Date Decision: 09.02.23

**No Objection**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : O/S 200 King Henry's Drive  
Croydon  
CR0 0HJ  
Type: Observations on permitted  
development

Proposal : Installation of 1no. 1m district metering pillar and 1no. 4m communications mast

Date Decision: 09.02.23

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 23/00235/NMA  
Location : 64 Overbury Crescent  
Croydon  
CR0 0LN  
Ward : **New Addington South**  
Type: Non-material amendment

Proposal : Non material amendment to planning permission 22/03945/HSE for the 'Erection of single storey front, side and rear extension to form a new annex following demolition of existing garage.' Non material amendments include insertion of new windows at first floor level and rear, new entrance door with access ramp and internal changes.

Date Decision: 15.02.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02684/FUL  
Location : 325 Green Lane  
Norbury  
London  
SW16 3LU  
Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Retention of self-contained outbuilding in use as a studio flat. Raising of roof to outbuilding in use as studio flat.

Date Decision: 13.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03346/FUL  
Ward : **Norbury Park**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 10 Georgia Road  
Thornton Heath  
CR7 8DQ  
Type: Full planning permission

Proposal : Alterations, conversion of existing dwellinghouse to form 2x 3-bedroom flats, erection of hip to gable and rear dormer extension with balcony, first floor side extension, single-storey rear extension, front porch extension, provision of 3x rooflights in front roofslope and 1x rooflight in rear roofslope, and provision of associated parking, refuse and cycle storage, and landscaping. (Part retrospective)

Date Decision: 21.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03636/FUL  
Location : Flat 3  
2B Georgia Road  
Thornton Heath  
CR7 8DQ  
Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Conversion of existing 2-bedroom flat into 2x 1-bedroom flats [Retrospective]

Date Decision: 14.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03796/FUL  
Location : 28 Ryecroft Road  
Norbury  
London  
SW16 3EG  
Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Erection of single storey rear extension, underground basement with light wells, and stairwell.

Date Decision: 14.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/04594/HSE  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 10 Gibson's Hill  
Norbury  
London  
SW16 3JN

Type: Householder Application

Proposal : Adjustment to cat slide roof and conversion of roof space to contain an office space.

Date Decision: 23.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04758/HSE  
Location : 7 Bigginwood Road  
Norbury  
London  
SW16 3RY

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

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

Date Decision: 20.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05140/HSE  
Location : 21 Bigginwood Road  
Norbury  
London  
SW16 3RY

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

Proposal : Erection of single storey rear extension.

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05294/HSE  
Location : 42 County Road  
Thornton Heath  
CR7 8HN

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

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

Date Decision: 13.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/05341/HSE  
Location : 36 Croft Road  
Norbury  
London  
SW16 3NF

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

Proposal : Alterations, erection of first floor side extension, single storey rear extension with raised terrace and front porch extension

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00066/HSE  
Location : 46 Georgia Road  
Thornton Heath  
CR7 8DR

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

Proposal : Erection of single storey front extension and erection of first floor side extension.

Date Decision: 17.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00067/HSE  
Location : 86 Kensington Avenue  
Thornton Heath  
CR7 8BZ

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

Proposal : Erection of single-storey wrap-around extension with conversion of garage to habitable space.

Date Decision: 17.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00158/CAT

**Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 31 Ryecroft Road  
Norbury  
London  
SW16 3EW  
Type: Works to Trees in a  
Conservation Area

Proposal : T1 Oak: Crown Reduction up to 3.5m.  
T2 Yew: Crown Reduction up to 1.8m  
T3 Willow: Remove all new growth and aproximatley 1.8m of stem.

Date Decision: 13.02.23

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 23/00313/LP  
Location : 5 Hillcote Avenue  
Norbury  
London  
SW16 3BQ  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of roof extension to rear roofslope and installation of three rooflights into front  
roofslope.

Date Decision: 09.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 19/04117/FUL  
Location : 18 Pollards Hill West  
Norbury  
London  
SW16 4NS  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission  
Proposal : Demolition of the existing detached house and redevelopment to provide 9 x four  
bedroom detached houses with associated amenity space, vehicle parking, refuse and  
cycle storage.

Date Decision: 01.02.23

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/00439/CONR **Ward : Norbury And Pollards Hill**  
Location : 82 Pollards Hill North **Type: Removal of Condition**  
Norbury  
London  
SW16 4NY

Proposal : Variation of condition 2 (approved plans) attached to planning permission 20/03623/FUL for 'Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping' to allow for accommodation in roof space and alterations to fenestration

Date Decision: 01.02.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/04224/FUL **Ward : Norbury And Pollards Hill**  
Location : 1D Stanford Road **Type: Full planning permission**  
Norbury  
London  
SW16 4PZ

Proposal : Change of use from Live/work unit (Class E, formally B1) to Residential (Class C3). Conversion of the ground floor level office/workspace to residential spaces, to form one single family dwelling.

Date Decision: 30.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04524/FUL **Ward : Norbury And Pollards Hill**  
Location : 1391 - 1393 London Road **Type: Full planning permission**  
Norbury  
London  
SW16 4AN

Proposal : Conversion of the existing vacant first and second floors, formally used as a language school to 2 no. 1 bedroom apartments and 2 no. 2 bedroom apartments.

Date Decision: 09.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 35 Turle Road  
Norbury  
London  
SW16 5QW  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable and rear dormer extension and provision of 3x rooflights in front  
roofslope and 1x window in side elevation

Date Decision: 14.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/05285/HSE  
Location : 36 Pollards Hill East  
Norbury  
London  
SW16 4UU  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

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

Date Decision: 03.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05342/HSE  
Location : 246 Northborough Road  
Norbury  
London  
SW16 4BA  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 09.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00027/PDO  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Telephone Exchange  
Craignish Avenue  
Norbury  
London  
SW16 4DD

Type: Observations on permitted development

Proposal : The replacement of 3 antennas with 6 new antennas and ancillary development thereto.

Date Decision: 01.02.23

**Objection**

Level: Delegated Business Meeting

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Ref. No. : 23/00060/HSE  
Location : 1223 London Road  
Norbury  
London  
SW16 4UY

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

Proposal : Raising the roof to form a second storey extension, erection of single storey rear extension.

Date Decision: 24.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00096/HSE  
Location : 5 Forrest Gardens  
Norbury  
London  
SW16 4LP

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

Proposal : Erection of single storey extension between side elevation and rear wall.

Date Decision: 20.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00224/CAT  
Ward : **Norbury And Pollards Hill**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 24 Northborough Road  
Norbury  
London  
SW16 4AX

Type: Works to Trees in a  
Conservation Area

Proposal : T3 Poplar: Fell due to subsidence

Date Decision: 13.02.23

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 23/00225/CAT

Location : 22 Northborough Road  
Norbury  
London  
SW16 4AX

Ward : **Norbury And Pollards Hill**

Type: Works to Trees in a  
Conservation Area

Proposal : T5 Poplar: Fell due to subsidence

Date Decision: 13.02.23

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 22/03156/HSE

Location : Wheelwrights Cottage  
Homefield Road  
Coulsdon  
CR5 1ES

Ward : **Old Coulsdon**

Type: Householder Application

Proposal : Addition of two storey rear extension with ground floor link corridor, and associated internal alterations to a locally listed building

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03509/FUL

Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Land At The Rear Of 394-398 Coulsdon Road  
Coulsdon  
CR5 1EF  
Type: Full planning permission

Proposal : Erection of a two-storey detached dwelling plus attic level accommodation in the rear gardens of nos. 394 and 398 Coulsdon Road (accessible from Lacey Avenue) and provision for parking, cycle storage and refuse storage.

Date Decision: 10.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03923/HSE  
Location : 294 Coulsdon Road  
Coulsdon  
CR5 1EB  
Ward : **Old Coulsdon**  
Type: Householder Application

Proposal : Erection of hip to gable and rear dormer and provision of rooflights in front roofslope following demolition of existing side dormer.

Date Decision: 24.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/04614/HSE  
Location : 6 Tennison Close  
Coulsdon  
CR5 1EQ  
Ward : **Old Coulsdon**  
Type: Householder Application

Proposal : Erection of a single storey side extension (following demolition of existing detached garage and side addition).

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04945/DISC  
Ward : **Old Coulsdon**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Communication Station Adjacent Farthing      Type: Full planning permission  
Down Stables  
Drive Road  
Coulsdon  
CR5 1BN

Proposal : The removal of the existing 11.7 metre high monopole (14.3 metres to top of antennas) and its replacement with a new 20 metre high monopole supporting 9 no. antennas and 2 no. transmission, the installation of 3 no. additional equipment cabinets and ancillary development thereto.

Date Decision: 08.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05298/LP      **Ward :** Old Coulsdon  
Location : 40 Chaldon Way      Type: LDC (Proposed) Operations  
Coulsdon      edged  
CR5 1DB

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

Date Decision: 02.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/05308/HSE      **Ward :** Old Coulsdon  
Location : 47 Homefield Road      Type: Householder Application  
Coulsdon  
CR5 1ET

Proposal : Erection of a front porch and the conversion of the existing garage into a habitable room with associated external and internal alterations.

Date Decision: 24.02.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00036/HSE      **Ward :** Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 161 Coulsdon Road  
Coulsdon  
CR5 1EG  
Type: Householder Application

Proposal : Single storey side extension.

Date Decision: 13.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00244/LP  
Location : 21 Marlpit Lane  
Coulsdon  
CR5 2HF  
Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 08.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 23/00353/LP  
Location : 95 Tollers Lane  
Coulsdon  
CR5 1BG  
Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a roof extension with rear dormer.

Date Decision: 10.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 20/05297/FUL  
Location : 46 Selborne Road  
Croydon  
CR0 5JQ  
Ward : **Park Hill And Whitgift**  
Type: Full planning permission  
Proposal : Demolition of existing bungalow and detached garage and erection of two new dwellings with provision for off-street car parking, secure refuse storage, cycle storage and associated hard and soft landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 03.02.23

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 22/04901/HSE  
Location : 141 Coombe Road  
Croydon  
CR0 5SQ

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Erection of rear extension and alterations to fenestration.

Date Decision: 13.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/05267/TRE  
Location : 1 Hunters Way  
Croydon  
CR0 5JJ

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

Proposal : G1 2 x Sycamore trees - Section down and fell to ground level  
(TPO 22, 1977)

Date Decision: 03.02.23

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 23/00093/LP  
Location : 12 Rochester Gardens  
Croydon  
CR0 5NN

Ward : **Park Hill And Whitgift**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations to roof comprising extension of an existing dormer to southeast elevation and erection of 1no. dormer to northwest elevation

Date Decision: 14.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 23/00196/PDO  
Location : Land Adjacent 1 Larcombe Close  
Croydon  
CR0 5SR

**Ward :** Park Hill And Whitgift  
**Type:** Observations on permitted development

Proposal : Installation of 1no. electricity substation

Date Decision: 09.02.23

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 23/00269/TRE  
Location : 1 Steep Hill  
Croydon  
CR0 5QS

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

Proposal : Please see attached tree survey plan and schedule.  
(TPO no. 18, 1984)

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/06357/FUL  
Location : 179 Kingsdown Avenue  
South Croydon  
CR2 6QS

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

Proposal : Demolition of existing dwelling and the construction of a pair of semi-detached dwellings to the front and 2 chalet bungalows to the rear with associated car parking and amenity spaces.

Date Decision: 16.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00148/FUL  
**Ward :** Purley Oaks And Riddlesdown

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 88 Riddlesdown Road  
Purley  
CR8 1DD  
Type: Full planning permission

Proposal : 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: 20.02.23

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

Level: Planning Committee

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Ref. No. : 22/03417/FUL  
Ward : **Purley Oaks And Riddlesdown**

Location : Carl Rosner Motorcycles  
Station Approach  
Sanderstead Road  
South Croydon  
CR2 0PL  
Type: Full planning permission

Proposal : Installation of solar panels on the flat roof of the two-storey building.

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03445/HSE  
Ward : **Purley Oaks And Riddlesdown**

Location : Braxted  
Warren Road  
Purley  
CR8 1AE  
Type: Householder Application

Proposal : Two storey side extension, part two, part single storey rear extension, alterations and additions to the main roof profile and raised patio at the rear.

Date Decision: 24.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04863/HSE  
Ward : **Purley Oaks And Riddlesdown**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 35 Ingleboro Drive  
Purley  
CR8 1ED  
Type: Householder Application

Proposal : Removal of existing garage followed by erection of single storey front extension, single storey side/rear extension, including raised platform, new patio, and basement room under the rear extension.

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05091/HSE  
Ward : **Purley Oaks And Riddlesdown**  
Location : 1 Brancaster Lane  
Purley  
CR8 1HG  
Type: Householder Application

Proposal : Alterations including erection of a part single, part two storey rear extension with raised patio, single storey side extensions and alterations to the roof of the existing detached garage.

Date Decision: 09.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05105/LP  
Ward : **Purley Oaks And Riddlesdown**  
Location : 73 Purley Downs Road  
South Croydon  
CR2 0RG  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer.

Date Decision: 02.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/05106/HSE  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 73 Purley Downs Road  
South Croydon  
CR2 0RG

Type: Householder Application

Proposal : Demolition of storage room ,erection of ground floor side extension and two storey rear extension

Date Decision: 13.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05107/GPDO

Ward : **Purley Oaks And  
Riddlesdown**

Location : 73 Purley Downs Road  
South Croydon  
CR2 0RG

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: 16.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/05136/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Location : 47 Riddlesdown Road  
Purley  
CR8 1DJ

Type: Householder Application

Proposal : Erection of hip to gable and rear dormer includes installation of three rooflights on front roof slope and a juliet balcony at rear.

Date Decision: 16.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05349/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 71 Grasmere Road  
Purley  
CR8 1DZ  
Type: Householder Application

Proposal : Alterations and demolition of single storey side extension and construction of two storey side extension, 3m deep single storey rear extension and dormer roof extension to rear.

Date Decision: 09.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00005/GPDO  
Location : 29 Norman Avenue  
South Croydon  
CR2 0QH  
Ward : **Purley Oaks And Riddlesdown**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.62 metres

Date Decision: 03.02.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 23/00283/NMA  
Location : Car Showroom And Premises  
139 Sanderstead Road  
South Croydon  
CR2 0PJ  
Ward : **Purley Oaks And Riddlesdown**  
Type: Non-material amendment

Proposal : Amendment to the residential tenure for application ref: 20/05098/FUL for Demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area. The proposed amendment is to increase the amount of affordable housing provided on site.

Date Decision: 21.02.23

**Approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Manderley  
Hartley Hill  
Purley  
CR8 4EL  
Type: Full planning permission

Proposal : Construction of a detached dwelling with off road parking and front and rear outside amenity spaces.

Date Decision: 15.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01447/HSE  
Location : 3 Hartley Old Road  
Purley  
CR8 4HH  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of two storey front extension, two storey side extension, single storey rear extension and alterations.

Date Decision: 13.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02084/FUL  
Location : 128 Foxley Lane  
Purley  
CR8 3NE  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of existing building and redevelopment of site to provide 16 residential units (Use Class C3) including affordable housing comprising of a 3.5 storey building together with associated cycle provision, amenity space, external landscaping, refuse storage and associated works.

Date Decision: 24.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02239/FUL  
Location : 32 Highfield Road  
Purley  
CR8 2JG  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : The demolition of existing outbuildings and the construction of a single detached house and associated works.

Date Decision: 15.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03100/DISC  
Location : Benendon House  
37 Russell Hill Road  
Purley  
CR8 2LF

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

Proposal : Discharge of Condition 10 (Delivery and Service Management Plan) attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks.

Date Decision: 22.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03993/HSE  
Location : 14 Church Hill  
Purley  
CR8 3QN

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

Proposal : Erection a two storey side and rear extension and conversion of the existing loftspace into a habitable room.

Date Decision: 24.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04041/HSE

**Ward : Purley And Woodcote**

## Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 22 Rose Walk  
Purley  
CR8 3LG  
Type: Householder Application

Proposal : Alterations to the annex building involving replacement of the garage doors with timber cladding and adding mock-tudor detailing on the front elevation, insertion of a new door on the east side elevation, insertion of a new rear window at attic level, replacement of the existing rear extension roof with a new flat roof with a roof light and installation of a roof light on the flat roof of the side extension.

Date Decision: 22.02.23

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/04424/DISC  
Location : Land R/O 30 - 34 Hartley Old Road  
Purley  
CR8 4HG  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (external facing materials/habitat report), 4 (tree/ecology), 5 (landscaping), 7 (various matters), 8 (various matters), 10 (SUDs), 11 (CLP), 12 (vehicular access) attached to planning permission 19/00884/FUL for the erection of 3 x 5 bedroom 9 person detached dwelling houses with associated parking and landscaping. Demolition of the garage to 32 Hartley Old Road to enable the construction of a new vehicle access / crossover.

Date Decision: 07.02.23

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 22/04532/LE  
Location : 29 Downs Court Road  
Purley  
CR8 1BE  
Ward : **Purley And Woodcote**  
Type: LDC (Existing) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 03.02.23

### Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

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Ref. No. : 22/04620/HSE  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 85 Woodcote Valley Road  
Purley  
CR8 3BG  
Type: Householder Application

Proposal : Erection of an outbuilding to the rear garden including landscaping alterations.

Date Decision: 31.01.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04631/HSE  
Location : 40A Plough Lane  
Purley  
CR8 3QA  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of two rear dormer, one front dormer and four rooflights on the front roof slope. Enlargement of the existing porch. Conversion of the existing garage into a habitable room.

Date Decision: 14.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04789/HSE  
Location : 11 Wyvern Road  
Purley  
CR8 2NQ  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations and erection of single storey side and rear extensions

Date Decision: 02.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04888/DISC  
Location : 11 - 21 Banstead Road  
Purley  
CR8 3EB  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of conditions 7a (Ground Investigation) attached to planning permission 21/02832/FUL for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 09.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04889/DISC

Ward : **Purley And Woodcote**

Location : 11 - 21 Banstead Road  
Purley  
CR8 3EB

Type: Discharge of Conditions

Proposal : Discharge of conditions 16 (Pilling Method Statement) attached to planning permission 21/02832/FUL for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 02.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04954/DISC

Ward : **Purley And Woodcote**

Location : Pearl Gates Court  
61 Foxley Lane  
Purley  
CR8 3EH

Type: Discharge of Conditions

Proposal : Discharge of condition 13 (CO2 reduction) of ref. 18/03729/FUL for the demolition of existing dwelling and proposed erection of part two/part three storey building with accommodation in roof comprising 9 flats (3 x 2 bed and 6 x 3 bed) with associated car parking, refuse storage and cycle storage

Date Decision: 03.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04970/DISC

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Benendon House  
37 Russell Hill Road  
Purley  
CR8 2LF  
Type: Discharge of Conditions

Proposal : Discharge of Condition 22 (Travel Plan), attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 30.01.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05056/DISC  
Location : 67 Higher Drive  
Purley  
CR8 2HR  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (landscaping) attached to permission 20/01484/FUL dated 21.09.2020 for 'Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.'

Date Decision: 02.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05061/DISC  
Location : Benendon House  
37 Russell Hill Road  
Purley  
CR8 2LF  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Condition 13 (Car park management plan) attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks.

Date Decision: 23.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05097/DISC

Ward : **Purley And Woodcote**

Location : 1 Smitham Bottom Lane  
Purley  
CR8 3DE

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (sustainable urban drainage strategy) 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: 01.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05243/CAT

Ward : **Purley And Woodcote**

Location : 9 Briar Hill  
Purley  
CR8 3LF

Type: Works to Trees in a  
Conservation Area

Proposal : 2 Large Conifer trees in the front garden to fell to ground level the trees have overgrown and become too large for the area planted. They cover the front drive with a constant large shaded area. Stopping the lawn and the trees/shrubs below to gain access to light or natural rain fall stopping healthy growth.

Date Decision: 13.02.23

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 22/05252/DISC

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 11 - 21 Banstead Road  
Purley  
CR8 3EB  
Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (ground water flood risk) and 6 (drainage strategy) attached to planning permission 21/02832/FUL for the demolition of three pairs of semi-detached houses and the erection of six storey buildings to provide 67 residential units, together with new access and closure of existing accesses, provision of disabled parking and cycle parking, refuse storage, landscaping and improvements to the public realm on Banstead Road.

Date Decision: 15.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05271/DISC  
Location : Development Site Former Site Of  
131 Woodcote Valley Road  
Purley  
CR8 3BN  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (materials and details) attached to permission 20/04952/FUL dated 24.03.2022 for the Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 8 flats with associated car parking, bike store, refuse store and landscaping.

Date Decision: 14.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05272/DISC  
Location : 922 - 930 Purley Way  
Purley  
CR8 2JL  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Construction Logistics Plan) 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: 13.02.23



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00095/HSE  
Location : 28 Woodcrest Road  
Purley  
CR8 4JB

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

Proposal : Alteration to garage facade and garage change of use.

Date Decision: 23.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00130/LP  
Location : 2B Manor Wood Road  
Purley  
CR8 4LE

Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage to habitable room includes insertion of a new side window.

Date Decision: 06.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00267/TRE  
Location : 41 Box Ridge Avenue  
Purley  
CR8 3AS

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

Proposal : T1 - Sycamore - 2.5m crown reduction  
T2 - Sycamore - 2.5m crown reduction  
T3 - Yew - 1.5 metre crown reduction.  
T4 - Lime - 2.5m crown reduction .  
(TPO 27, 1978)

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 21/01289/FUL **Ward : Sanderstead**  
Location : R/O 19 Sanderstead Hill **Type: Full planning permission**  
South Croydon  
CR2 0HD  
Proposal : Demolition of a garage and erection of a two-storey detached dwellinghouse to the rear of 19 Sanderstead Hill, fronting Ownstead Gardens.

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01685/HSE **Ward : Sanderstead**  
Location : 20 Briton Hill Road **Type: Householder Application**  
South Croydon  
CR2 0JL  
Proposal : Conversion of garage into habitable space with alterations to fenestration and installation of rooflights. Extension to existing raised terrace and erection of glazed balustrade.

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03400/HSE **Ward : Sanderstead**  
Location : 110 Purley Downs Road **Type: Householder Application**  
South Croydon  
CR2 0RR  
Proposal : Extension to the front of the dwelling and excavation to provide a subterranean swimming pool and gymnasium with associated landscaping.

Date Decision: 14.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03704/FUL **Ward : Sanderstead**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 15 Kingswood Lane  
Warlingham  
CR6 9AE  
Type: Full planning permission

Proposal : Demolition of existing single storey dwelling and erection of 2x two-storey 4-bedroom semi-detached houses and 3x two-storey 3-bedroom terraced houses, with associated access, car parking, cycle and refuse storage.

Date Decision: 16.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03747/HSE  
Location : 325 Limpsfield Road  
South Croydon  
CR2 9DH  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 21.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04021/HSE  
Location : 18 Farm Fields  
South Croydon  
CR2 0HL  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of a rear infill extension. Installation of rooflights in proposed and existing rear roof slope

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04457/DISC  
Location : 158 Purley Downs Road  
South Croydon  
CR2 0RF  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of condition 18 (Site Levels) attached to planning permission 21/01619/FUL for the 'demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 02.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04752/DISC  
Location : 158 Purley Downs Road  
South Croydon  
CR2 0RF

**Ward : Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Tree Protection) attached to planning permission 21/01619/FUL for the 'demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 02.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04860/DISC  
Location : Garages At 1 Heathhurst Road  
South Croydon  
CR2 0BB

**Ward : Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (construction logistics plan), condition 6 (cycle/refuse storage, visibility and access details) and condition 7 (hard/soft landscaping) of ref. 20/02881/FUL for the demolition of the redundant garages and construction of a three-storey 3 bedroom 6 person detached dwelling

Date Decision: 07.02.23

**Deemed Consent - discharge of condition**

Level: Delegated Business Meeting

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Ref. No. : 22/04958/DISC

**Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Greenglade Court  
22 Briton Crescent  
South Croydon  
CR2 0JF  
Type: Discharge of Conditions

Proposal : Discharge of condition number number 8 (carbon reduction) attached to planning permission ref. 18/04026/FUL (Demolition of the existing dwelling and erection of a three storey development for nine apartments with associated access, nine off-street parking spaces, cycle storage and refuse store).

Date Decision: 07.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05102/HSE  
Location : 36 Farm Fields  
South Croydon  
CR2 0HL  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations including erection of a rear dormer and two rooflights to the front roofslope and enlarged roof.

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05135/LP  
Location : 23 Clyde Avenue  
South Croydon  
CR2 9DN  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Proposal : Hip to gable loft conversion, erection of rear dormer with a juliet balcony and installation of four rooflights on the front roofslope and removal of the chimney.

Date Decision: 03.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/05145/HSE  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 46 Rectory Park  
South Croydon  
CR2 9JN  
Type: Householder Application

Proposal : Erection of ground floor front extension

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05204/LP  
Location : 64 Ewhurst Avenue  
South Croydon  
CR2 0DJ  
Ward : **Sanderstead**  
Type: LDC (Proposed) Use edged

Proposal : Change of use from C3 to use under Class C3(b) as a dwelling house for up to 5 young people between the ages of 16-18 and a carer.

Date Decision: 08.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/05220/DISC  
Location : 2 Shaw Crescent  
South Croydon  
CR2 9JA  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Materials) attached to planning permission 21/04742/FUL for the 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: 02.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05239/DISC  
Location : 158 Purley Downs Road  
South Croydon  
CR2 0RF  
Ward : **Sanderstead**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 23.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05348/HSE  
Location : 40 Church Way  
South Croydon  
CR2 0JR

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations. Erection of part two, part single storey rear extension (following demolition of existing rear additions). Erection of single storey front extension. Alterations to existing front and side fenestrations.

Date Decision: 13.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05364/HSE  
Location : 53 Harewood Gardens  
South Croydon  
CR2 9BU

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Proposed part single and double storey side and rear extension to replace existing rear extension.

Date Decision: 09.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00045/HSE  
Location : 36 West Hill  
South Croydon  
CR2 0SA

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of a rear dormer including two rooflights to the front roofslope.

Date Decision: 15.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 23/00137/CONR  
Location : 41 Rectory Park  
South Croydon  
CR2 9JR

**Ward : Sanderstead**  
Type: Removal of Condition

Proposal : To vary condition 2 (approved drawings) of planning reference 22/01939/HSE for the erection of a single storey rear extension

Condition Number(s): 2. The development shall be carried out entirely in accordance with the approved drawings and supporting documents submitted with the application listed below:

100 Rev A, 101 Rev A, 102 Rev B, 103 Rev A, 104 Rev B, 105 Rev B.

Reason: For the avoidance of doubt, and to ensure that the development is carried out in full accordance with the approved plans in the interests of proper planning.

THE VARIATION IS SEEKING TO SUBSTITUTE THE FOLLOWING PROPOSED DRAWINGS -

22-427-100-A FOR 22-427-100-B

22-427-102-B FOR 22-427-102-C

22-427-104-B FOR 22-427-104-C

22-427-105-B FOR 22-427-105-C

Conditions(s) Removal:

THE APPLICANT HAS DECIDED TO REDUCE THE WIDTH OF THE PROPOSED SINGLE STOREY REAR EXTENSION SO THAT IT DOES NOT EXTEND PAST THE MAIN NORTH EAST FLANK WALL OF THE HOST BUILDING  
PROPOSED REDUCTION IN THE WIDTH OF THE SINGLE STOREY REAR EXTENSION FROM 8.785 METRES WIDE TO 7.5 METRES WIDE; RELATIVE ADJUSTMENT TO THE WIDTH OF OPENING FOR THE GLAZED REAR DOORS ACCORDING TO THE REDUCTION IN WIDTH; RATIONALISATION OF THE ROOFLIGHT ARRANGEMENT - FROM THREE UNITS TO TWO AND REDUCED IN SIZE.

THE PROPOSED EXTENSION FLANK WALL WOULD NO LONGER PASS BEYOND THE MAIN NORTH EAST FLANK WALL OF THE HOST BUILDING AND WOULD BE EQUAL TO THE WIDTH OF THE MAIN HOST BUILDING. PROPOSED ADDITIONAL GROSS INTERNAL AREA REDUCED FROM 35 SQUARE METRES TO 31 SQUARE METRES. ALL OTHER ASPECTS REMAIN AS PER THE CONSENTED SCHEME.

THE VARIATION IS SEEKING TO SUBSTITUTE THE FOLLOWING PROPOSED DRAWINGS -

22-427-100-A FOR 22-427-100-B

22-427-102-B FOR 22-427-102-C

22-427-104-B FOR 22-427-104-C

22-427-105-B FOR 22-427-105-C

ALL OTHER DRAWINGS THAT FORM THE EXISTING CONSENT ARE UNCHANGED.

Date Decision: 21.02.23

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Level: Delegated Business Meeting

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Ref. No. : 23/00204/TRE  
Location : 18 Sandhurst Close  
South Croydon  
CR2 0AD

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

Proposal : T1. English Oak: Crown Reduction of 2 metres.  
(TPO 15, 2011)

Date Decision: 13.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00259/TRE  
Location : 20 Timberling Gardens  
South Croydon  
CR2 0AW

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

Proposal : T1 and T2 Lime: Pollard back to previous pruning points  
(TPO no. 40, 1979)

Date Decision: 17.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00358/DISC  
Location : 70 Arkwright Road  
South Croydon  
CR2 0LL

**Ward :** Sanderstead  
**Type:** Discharge of Conditions

Proposal : Discharge of conditions 2 (visibility splays, lighting, refuse, cycle details) and 3 (CLP) attached to permission 19/02233/FUL dated 30.10.2019 for Demolition of the existing garage and outbuilding to the existing dwelling with alterations to the land levels; Erection of a detached 3 bedroom house with associated bin, cycle and parking provisions.

Date Decision: 23.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00367/TRE

**Ward :** Sanderstead



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 1 Beech Avenue  
South Croydon  
CR2 0NN  
Type: Consent for works to protected trees

Proposal : T1 Beech: Fell  
(TPO 18, 2010)

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00394/LP  
Location : 39 Court Hill  
South Croydon  
CR2 9ND  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension with canopy over remaining width of dwelling.

Date Decision: 10.02.23

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00399/LE  
Location : 3 West Hill  
South Croydon  
CR2 0SB  
Ward : **Sanderstead**  
Type: LDC (Existing) Use edged

Proposal : Lawful Development Certificate application for the lawful implementation of planning permission 19/05414/FUL

Date Decision: 14.02.23

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 21/04041/HSE  
Location : Brackens  
Bishops Walk  
Croydon  
CR0 5BA  
Ward : **Selsdon And Addington Village**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Alterations, erection of a rear and side extension (pool house)

Date Decision: 02.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01376/FUL

**Ward : Selsdon And Addington  
Village**

Location : 1 The Ruffetts  
South Croydon  
CR2 7LS

Type: Full planning permission

Proposal : Erection of a pair of two storey (plus loft) semi-detached dwellinghouses, with associated works.

Date Decision: 17.02.23

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

Level: Planning Committee - Minor Applications

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Ref. No. : 22/02227/FUL

**Ward : Selsdon And Addington  
Village**

Location : 42 Addington Village Road  
Croydon  
CR0 5AQ

Type: Full planning permission

Proposal : Erection of two storey detached dwelling; with 2no. car parking spaces, and associated works.

Date Decision: 07.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02934/HSE

**Ward : Selsdon And Addington  
Village**

Location : 5 Crossways  
South Croydon  
CR2 8JP

Type: Householder Application

Proposal : Erection of single storey rear extension and first floor side extension to the dwelling.

Date Decision: 15.02.23





Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 26 Crossways  
South Croydon  
CR2 8JL

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: 15.02.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 23/00127/TRE

Location : 2 Crozier Drive  
South Croydon  
CR2 8DX

Proposal : T1 Horse Chestnut: Fell  
T2 Acer: Fell  
(TPO 11, 1978)

Ward : **Selsdon And Addington  
Village**

Type: Consent for works to protected  
trees

Date Decision: 13.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00157/HSE

Location : 22 Rawlins Close  
South Croydon  
CR2 8JR

Proposal : Erection of single-storey front, side and rear extension following demolition of existing garage

Ward : **Selsdon And Addington  
Village**

Type: Householder Application

Date Decision: 24.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00303/LP

Ward : **Selsdon And Addington  
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 48 Littleheath Road  
South Croydon  
CR2 7SB  
Type: LDC (Proposed) Operations  
edged

Proposal : New front porch and solar panels to front and side roof; conversion of garage to habitable space

Date Decision: 21.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 21/05621/HSE  
Location : 86 Viney Bank  
Court Wood Lane  
Croydon  
CR0 9JU  
Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension; retention of boundary fencing.

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03538/CONR  
Location : Development Site Former Site Of  
119 Old Farleigh Road  
South Croydon  
CR2 8QD  
Ward : **Selsdon Vale And Forestdale**  
Type: Removal of Condition

Proposal : Variation of condition 2 (approved plans) attached to planning permission 20/01470/FUL for the demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via undercroft.

Date Decision: 23.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04798/DISC  
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 2 Ravenshead Close  
South Croydon  
CR2 8RL  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping), 6 (details), 7 (external facing materials), 12 (refuse and cycle stores, and EVCPs), 13 (SuDS) in relation to planning permission 21/02848/FUL for Erection of a four bedroom detached dwelling with associated parking, landscaping, cycle storage and refuse storage, approved 21.07.2022

Date Decision: 10.02.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04983/DISC  
Location : Land Development Site Former Site Of  
3 Kingswood Way  
South Croydon  
CR2 8QL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (CLP) attached to planning permission 20/05474/FUL For Demolition of single-family dwellinghouse and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom

Date Decision: 13.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00115/HSE  
Location : 110 Old Farleigh Road  
South Croydon  
CR2 8QE  
Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of granny annexe

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00126/TRE  
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 22 Suffield Close  
South Croydon  
CR2 8SZ  
Type: Consent for works to protected trees

Proposal : T1 - Common Beech: Fell  
(TPO 104)

Date Decision: 24.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 23/00258/DISC  
Location : Clybourne House  
22 Lynne Close  
South Croydon  
CR2 8QA  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of condition 12 (CO2) of planning permission reference 19/04191/FUL for the 'Demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage' granted on the 18/11/2019.

Date Decision: 14.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00346/DISC  
Location : 19 Kingswood Way  
South Croydon  
CR2 8QL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (fire) of planning permission reference 22/04047/HSE for the 'Erection of single-storey rear and side extension following demolition of existing extension. Erection of two-storey front extension with roof alterations. Landscaping to the rear.'

Date Decision: 16.02.23

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 21/04019/FUL **Ward : Selhurst**  
Location : 246 Whitehorse Road Type: Full planning permission  
Croydon  
CR0 2LB  
Proposal : Conversion of dwellinghouse to three (3) self-contained flats, Associated amenity, cycle parking and waste storage spaces, Erection of dormer extension on rear roof slopes (following demolition of existing dormer extension and second floor of outrigger building), and Alterations  
Date Decision: 17.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02462/FUL **Ward : Selhurst**  
Location : 34 & 34A Lodge Road Type: Full planning permission  
Croydon  
CR0 2PE  
Proposal : Erection of a dormer extension to rear of main roof slope, and Associated Alterations  
Date Decision: 17.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03683/FUL **Ward : Selhurst**  
Location : 98 Windmill Road Type: Full planning permission  
Croydon  
CR0 2XQ  
Proposal : Change of use of ground floor to 1-bedroom flat (C3) and alterations to shopfront and boundary treatment  
Date Decision: 23.02.23

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

Level: Delegated Business Meeting

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Ref. No. : 22/04655/DISC **Ward : Selhurst**  
Location : 61 Selhurst Road Type: Discharge of Conditions  
South Norwood  
London  
SE25 5QB

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Conditions 4 and 5 (appearance details and landscaping) attached to permission 21/06063/FUL for 'Demolition of the front lower ground floor porch and rear extension. Erection of lower, ground and first floor rear extension. Conversion of the resulting property into 4 flats with associated landscaping and facade alterations.'

Date Decision: 13.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04691/FUL

**Ward : Selhurst**

Location : Shell Service Station  
117 Whitehorse Road  
Croydon  
CR0 2LG

Type: Full planning permission

Proposal : Decommissioning and removal of underground fuel tanks and installation of replacement underground fuel tanks with associated works.

Date Decision: 02.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04821/FUL

**Ward : Selhurst**

Location : 69 Selhurst New Road  
South Norwood  
London  
SE25 5PU

Type: Full planning permission

Proposal : Erection of rear ground floor, first floor and roof extensions to facilitate the conversion of the property from small HMO (C4) to a large HMO for up to 8 occupiers (sui generis)

Date Decision: 23.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05157/DISC

**Ward : Selhurst**

Location : 61 Selhurst Road  
South Norwood  
London  
SE25 5QB

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Condition 2 (Construction Logistics Plan) attached to permission 21/06063/FUL for 'Demolition of the front lower ground floor porch and rear extension. Erection of lower, ground and first floor rear extension. Conversion of the resulting property into 4 flats with associated landscaping and facade alterations.'

Date Decision: 06.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02622/FUL

Ward : **Shirley North**

Location : 75 Shirley Avenue  
Croydon  
CR0 8SP

Type: Full planning permission

Proposal : Conversion of and extension to existing dwelling to provide four self contained flats.

Date Decision: 01.02.23

**Not Determined application**

Level: Delegated Business Meeting

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Ref. No. : 22/03552/FUL

Ward : **Shirley North**

Location : 67 Orchard Avenue  
Croydon  
CR0 7NE

Type: Full planning permission

Proposal : Demolition of the existing dwelling and erection of a two storey building with accommodation in the roof space containing 6 flats with associated access, parking, landscaping, cycle and refuse storage facilities

Date Decision: 31.01.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03944/HSE

Ward : **Shirley North**

Location : 8 Woodside Way  
Croydon  
CR0 7AT

Type: Householder Application

Proposal : Erection of single storey front porch

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04624/HSE  
Location : 40 Longhurst Road  
Croydon  
CR0 7AS

**Ward :** Shirley North  
**Type:** Householder Application

Proposal : Erection of single/two storey front/side and rear extension to the dwelling.

Date Decision: 09.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04726/FUL  
Location : 76 Shirley Park Road  
Croydon  
CR0 7EU

**Ward :** Shirley North  
**Type:** Full planning permission

Proposal : Alterations and conversion of the existing dwellinghouse to form 1x two bedroom house and 1x three bedroom house. Provision of associated parking, landscaping and refuse and cycle storage.

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04880/DISC  
Location : Hasil House  
17 Orchard Avenue  
Croydon  
CR0 8UB

**Ward :** Shirley North  
**Type:** Discharge of Conditions

Proposal : Details pursuant to Condition 4 (refuse storage) and 5 ( cycle storage ) of planning permission 19/00131/FUL granted for Demolition of existing detached house, erection of 3-storey building with further floor of accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage

Date Decision: 06.02.23

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Erection of single storey rear extension and formation of additional 1no residential unit

Date Decision: 14.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05022/FUL

**Ward : Shirley North**

Location : 4 Bywood Avenue  
Croydon  
CR0 7RA

Type: Full planning permission

Proposal : Single storey side and rear extensions to existing retail unit

Date Decision: 23.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05090/FUL

**Ward : Shirley North**

Location : 77 Woodmere Avenue  
Croydon  
CR0 7PX

Type: Full planning permission

Proposal : Demolition of single-family dwelling and garage; erection of a detached 2-storey building with accommodation in the roof space, comprising: 6 self-contained flats, 7 car parking spaces, refuse store, cycle parking, and communal amenity space.

Date Decision: 21.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05175/LP

**Ward : Shirley North**

Location : 3 Woodland Way  
Croydon  
CR0 7UB

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension and hip to gable extension. Insertion of rear rooflights.

Date Decision: 07.02.23

**Withdrawn application**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 3 Woodmere Avenue  
Croydon  
CR0 7PG  
Type: LDC (Proposed) Operations  
edged

Proposal : Garage conversion into 1no. habitable room comprising insertion of fenestrations to front elevation

Date Decision: 15.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00078/TRE  
Location : 47 Firsby Avenue  
Croydon  
CR0 8TP  
Ward : **Shirley North**  
Type: Consent for works to protected  
trees

Proposal : Oak - Crown Lift to provide 5 metres clearance from ground level  
(TPO 09, 1968)

Date Decision: 13.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00242/LP  
Location : 28 Darley Close  
Croydon  
CR0 7QH  
Ward : **Shirley North**  
Type: LDC (Proposed) Operations  
edged

Proposal : Single storey rear extension

Date Decision: 13.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/00639/FUL  
Location : 35 Shirley Hills Road  
Croydon  
CR0 5HQ  
Ward : **Shirley South**  
Type: Full planning permission



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Sub division of the site, erection of a two-storey detached dwellinghouse with associated parking, cycle and refuse storage.

Date Decision: 07.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04497/FUL  
Location : 580-582 Wickham Road  
Croydon  
CR0 8DN

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

Proposal : Erection of a aluminium awning.

Date Decision: 31.01.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04923/HSE  
Location : Carmel  
Birch Hill  
Croydon  
CR0 5HT

**Ward : Shirley South**  
Type: Householder Application

Proposal : Erection of an infill extension between outbuilding and existing house.

Date Decision: 17.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04950/HSE  
Location : 16 Temple Avenue  
Croydon  
CR0 8QA

**Ward : Shirley South**  
Type: Householder Application

Proposal : Alterations to existing dropped kerb

Date Decision: 03.02.23

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 32 Ash Road  
Croydon  
CR0 8HU  
Type: Householder Application

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

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00215/NMA  
Location : Trinity School Of John Whitgift  
Shirley Road  
Croydon  
CR0 7ER  
Ward : Shirley South  
Type: Non-material amendment

Proposal : Non material amendment to Condition 6 (BREEAM Certification) of planning permission ref 19/04763/FUL granted for Second floor/roof extension to the existing Turner Building to provide 8 classrooms as well as some office and storage spaces including alterations to the proposed fenestration.

Date Decision: 15.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00222/TRE  
Location : 8 Spring Park Avenue  
Croydon  
CR0 5EG  
Ward : Shirley South  
Type: Consent for works to protected trees

Proposal : T3 Oak: Prune to property boundary  
(TPO 44, 2007)

Date Decision: 13.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/04881/FUL  
Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 21 Harewood Road  
South Croydon  
CR2 7AT  
Type: Full planning permission  
Proposal : Erection of 2 houses at the rear of 21 - 23 Harewood Road with associated car parking

Date Decision: 22.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00312/FUL  
Location : Karlyn House  
2A High Beech  
South Croydon  
CR2 7QB  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Demolition of existing building and erection of part two, part three storey building comprising 6 flats with associated car parking and landscaping.

Date Decision: 13.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00635/FUL  
Location : Wandle Apartments  
19 Bartlett Street  
South Croydon  
CR2 6TB  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : Construction of four storey building involving use of previously developed land to deliver six new dwellings and all associated works including parking and landscaping.

Date Decision: 16.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02064/FUL  
Location : Underwood  
Ballards Farm Road  
South Croydon  
CR2 7JA  
Type: Full planning permission  
Ward : **South Croydon**  
Proposal : The construction of nine self-contained homes, together with landscaping, boundary treatments, car parking, cycle parking and bin storage.



**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03281/FUL **Ward : South Croydon**  
Location : Underwood Type: Full planning permission  
Ballards Farm Road  
South Croydon  
CR2 7JA

Proposal : The erection of single storey side and rear extension, two storey front extension to create four self-contained residential units, together with landscaping, boundary treatments, car parking, cycle parking and bin storage.

Date Decision: 15.02.23

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

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Ref. No. : 22/03382/FUL **Ward : South Croydon**  
Location : Creative Education House Type: Full planning permission  
4 Avon Path  
South Croydon  
CR2 6AX

Proposal : Part demolition of existing building and erection of a single-storey warehouse unit.

Date Decision: 22.02.23

**Appeal Contested - (grounds of appeal)**

Level: Delegated Business Meeting

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Ref. No. : 22/03442/HSE **Ward : South Croydon**  
Location : 26 Birdhurst Avenue Type: Householder Application  
South Croydon  
CR2 7DX

Proposal : Erection of single storey side/rear extension and raised rear patio (part retrospective)

Date Decision: 17.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04486/CONR **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : View Point  
73 Kingsdown Avenue  
South Croydon  
CR2 6QJ  
Type: Variation of Condition

Proposal : Variation of condition 2 ( in accordance with approved plans) of planning permission ref 21/05909/HSE granted 16/03/2022 for single storey rear and side extension. Two storey infill and rear extension. New rear raised patio and associated landscaping works (the variation is to increase the rear extension at ground floor level along the side of the building).

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04505/HSE  
Location : 9 Manor Way  
South Croydon  
CR2 7BT  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Demolition of existing garage, erection of two storey side and rear extension and loft conversion; basement extension with raised terrace at rear; proposed landscaping to rear and front gardens to include additional car parking spaces at the front.

Date Decision: 07.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04529/HSE  
Location : 7 Dean Road  
Croydon  
CR0 1HX  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Demolition of existing garage; erection of single storey side/rear extension to the dwelling.

Date Decision: 02.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04732/FUL  
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Basement Type: Full planning permission  
65 Avondale Road  
South Croydon  
CR2 6JE

Proposal : Extend existing lower ground floor flat to the rear to form a two-bedroom unit.

Date Decision: 21.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04870/FUL Ward : **South Croydon**  
Location : Communication Station, Development Site Type: Full planning permission  
Former Site Of  
375 - 401 Brighton Road  
South Croydon  
CR2 6ES

Proposal : Retention of temporary mobile telecom installation comprising 22.5m lattice mast (23.8m to top) supporting 3 no Antennas, along with an equipment cabin and development ancillary thereto in a 8.4m x 7m fenced enclosure, for a period of two years.

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05062/DISC Ward : **South Croydon**  
Location : Rutherford School Type: Discharge of Conditions  
1A Melville Avenue  
South Croydon  
CR2 7HZ

Proposal : Discharge of Condition 8 (Construction Logistics) attached to permission 19/05483/FUL for Demolition of lodge building, alterations, erection of extension to main school to provide additional facilities including multi-use teaching spaces, therapy garden/space, therapy pool and changing facilities, meeting rooms/cafe space, alterations to parking area at front including the provision of 11 parking spaces

Date Decision: 09.02.23

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/05094/GPDO **Ward : South Croydon**  
Location : International House Type: Prior Appvl - up to two storeys  
5 Brighton Road flats  
South Croydon  
CR2 6EA

Proposal : Erection of two storey upward (rooftop) extension to form 11 no. self contained residential units (Application for Notification of Prior Approval of the GPDO 2015 - Schedule 2, Part 20, Class AA).

Date Decision: 30.01.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05161/DISC **Ward : South Croydon**  
Location : 56 West Hill Type: Discharge of Conditions  
South Croydon  
CR2 0SA

Proposal : Discharge of condition 8 (refuse and recycling) attached to planning permission for 20/04307/FUL for Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage, approved on 27.05.2022.

Date Decision: 02.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05203/DISC **Ward : South Croydon**  
Location : 56 West Hill Type: Discharge of Conditions  
South Croydon  
CR2 0SA

Proposal : Discharge of conditions 5 (materials and details) in relation to planning permission 20/04307/FUL for Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage, approved on 27.05.2022

Date Decision: 08.02.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/05219/PA8 **Ward : South Croydon**  
Location : Land Adjacent 2 Manor Way (Fronting Croham Manor Road), South Croydon, CR2 7BE Type: Telecommunications Code System operator

Proposal : Installation of 18m pole inc. antennas, ground based apparatus and ancillary development.

Date Decision: 08.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05304/DISC **Ward : South Croydon**  
Location : Land Development Site 30 Moreton Road South Croydon CR2 7DL Type: Discharge of Conditions

Proposal : Discharge of condition 4(b) (Contamination and remedial works) attached to planning permission 19/04350/FUL for the 'demolition of existing dwelling. Construction of 31no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.'

Date Decision: 02.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05325/DISC **Ward : South Croydon**  
Location : Land Development Site 30 Moreton Road South Croydon CR2 7DL Type: Discharge of Conditions

Proposal : Discharge of condition 5 (CEMP), 6 (Ecological design strategy) and 9 (Biodiversity enhancement strategy) attached to planning permission 19/04350/FUL for the demolition of existing dwelling. Construction of 31no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.

Date Decision: 16.02.23

**Approved**

Level: Delegated Business Meeting

Ref. No. : 22/05326/DISC  
Location : Land Development Site  
30 Moreton Road  
South Croydon  
CR2 7DL

**Ward :** South Croydon  
**Type:** Discharge of Conditions

**Proposal :** Discharge of condition 10 (Landscape and Ecological Management Plan) attached to planning permission 19/04350/FUL for the demolition of existing dwelling. Construction of 31no. apartments in two blocks, with associated parking, refuse stores, cycle stores and landscaping.

Date Decision: 16.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00205/LP  
Location : 68 Coombe Road  
Croydon  
CR0 5SH

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

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

Date Decision: 16.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 23/00263/TRE  
Location : 8A Croham Manor Road  
South Croydon  
CR2 7BE

**Ward :** South Croydon  
**Type:** Consent for works to protected trees

**Proposal :** T1 Atlantic Cedar: Reduce by 2m lateral branches over garden to clear over house. (TPO no. 9, 1997)

Date Decision: 17.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/01160/FUL

**Ward :** South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Development Site Rear Of 87 - 97 Type: Full planning permission  
Charnwood Road  
South Norwood  
London

Proposal : Construction of new three bedroom house.

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05345/FUL Ward : **South Norwood**  
Location : 4 Prince Road Type: Full planning permission  
South Norwood  
London  
SE25 6NN

Proposal : Demolition of existing rear and side projections and removal of existing vehicle crossover.. Erection of part single/two-storey side and single-storey rear extension and conversion of resulting building to provide four (4) self-contained flats with associated amenity space, cycle and refuse storage and landscaping.

Date Decision: 09.02.23

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

Level: Delegated Business Meeting

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Ref. No. : 22/01670/HSE Ward : **South Norwood**  
Location : 19 King's Road Type: Householder Application  
South Norwood  
London  
SE25 4ES

Proposal : Erection of a single-storey rear/side wraparound and infill extension (following demolition of existing rear additions and canopy, and Associated alterations

Date Decision: 21.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03934/FUL Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : Land To The Rear Of 4 Eldon Road                      Type: Full planning permission  
South Norwood  
London  
SE25 4JQ

Proposal : Erection of a two storey building to contain 2x flats, with car parking and other associated site alterations

Date Decision: 21.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04432/HSE    **Ward : South Norwood**  
Location : 57 Lancaster Road                                      Type: Householder Application  
South Norwood  
London  
SE25 4BL

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

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04434/HSE    **Ward : South Norwood**  
Location : 314 Holmesdale Road                                      Type: Householder Application  
South Norwood  
London  
SE25 6PP

Proposal : Demolition of single storey annex and rear conservatory. Erection of single storey rear extension and alterations to rear outrigger including raised roof pitch and new window opening. Installation of replacement first floor windows to the rear elevation; installation of 1no. rooflight to rear roof slope. New boundary wall and vehicular gate with associated landscaping of front and rear gardens.

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04670/FUL    **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : The Jolly Sailor  
64 High Street  
South Norwood  
London  
SE25 6EB

Type: Full planning permission

Proposal : Internal refurbishment, blocking up of 1no. window, erection of external pergola, installation of gates to yard area.

Date Decision: 15.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04688/ADV  
Location : The Jolly Sailor  
64 High Street  
South Norwood  
London  
SE25 6EB

**Ward : South Norwood**  
Type: Consent to display advertisements

Proposal : Fascia redesign, erection of illuminated and non-illuminated signs, erection of lights and lantern.

Date Decision: 15.02.23

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04883/HSE  
Location : 13 Court Road  
South Norwood  
London  
SE25 4BN

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

Proposal : Demolition of existing rear conservatory and erection of front & side single storey extensions including garage conversion.

Date Decision: 15.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05199/HSE  
**Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 35 Howden Road  
South Norwood  
London  
SE25 4AS  
Type: Householder Application

Proposal : Alterations to ground floor rear windows, new raised decking and boundary fence.

Date Decision: 08.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05212/TRE  
Location : Harris Academy South Norwood  
2 Cumberlow Avenue  
South Norwood  
London  
SE25 6AE  
Ward : **South Norwood**  
Type: Consent for works to protected trees

Proposal : All works as per Appendix 1: Tree survey Schedule (November 2022) - attached.  
(TPO no. 11, 2002)

Date Decision: 03.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/05306/LE  
Location : 4 Huntly Road  
South Norwood  
London  
SE25 6QY  
Ward : **South Norwood**  
Type: LDC (Existing) Use edged

Proposal : Use of the ground floor as two self-contained flats.

Date Decision: 14.02.23

**Certificate Refused (Lawful Dev. Cert.)**

Level: Delegated Business Meeting

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Ref. No. : 22/05311/FUL  
Location : 50A Dagnall Park  
South Norwood  
London  
SE25 6NS  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Replacement of upper floor Flat A windows with double glazed white Upvc windows











Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 78 Camden Gardens  
Thornton Heath  
CR7 8AY  
Type: LDC (Existing) Use edged

Proposal : Retention of rear dormer loft extension and installation of 2no. front rooflights

Date Decision: 07.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/05227/HSE  
Location : 100 Windsor Road  
Thornton Heath  
CR7 8HF  
Ward : **Thornton Heath**  
Type: Householder Application

Proposal : Proposed new front accessible ramp and new two way access gate.

Date Decision: 15.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 23/00179/TRE  
Location : Spurgeon's College  
189 South Norwood Hill  
South Norwood  
London  
SE25 6DJ  
Ward : **Thornton Heath**  
Type: Consent for works to protected trees

Proposal : TG1 Oak tree; Fell  
TG2 Mixed Species Group: Remove section of group to achieve a minimum clearance of 6m to the property.

Date Decision: 13.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00180/TRE  
Location : Spurgeon's College  
189 South Norwood Hill  
South Norwood  
London  
SE25 6DJ  
Ward : **Thornton Heath**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : W1 Mixed Species group, Sycamore Oak - Remove 1m section of W1 to give 20m clearance to insured property

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/05710/FUL  
Location : Whitgift School  
Haling Park Road  
South Croydon  
CR2 6YT

**Ward : Waddon**  
Type: Full planning permission

Proposal : Redevelopment and enlargement of existing rear car park with new vehicle, pedestrian and cycle entrance on Haling Park Road, relocation of existing car parks within site, erection of security hut and creation of two play areas.

Date Decision: 14.02.23

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03418/CONR  
Location : J Sainsbury Plc  
2 Trafalgar Way  
Croydon  
CR0 4XT

**Ward : Waddon**  
Type: Removal of Condition

Proposal : Variation of condition 2 (Plan Numbers) attached to permission 20/01234/FUL for Alterations, erection of an extension to existing building, new access from Trafalgar Way, car park alterations, erection of a canopy and associated signage

Date Decision: 23.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03362/FUL  
Location : 14 - 16 Brighton Road  
South Croydon  
CR2 6AA

**Ward : Waddon**  
Type: Full planning permission

Proposal : Alterations and change of use from a restaurant (Class E) to 2 takeaways (Class Sui Generis) and 1 dark kitchen (Class Sui Generis)

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 06.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04664/LP

**Ward : Waddon**

Location : 65 Waddon Road  
Croydon  
CR0 4LH

Type: LDC (Proposed) Use edged

Proposal : Use of ground/lower ground floor flat as supported living accommodation for up to 3 adults.

Date Decision: 03.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/04668/LP

**Ward : Waddon**

Location : 65 Waddon Road  
Croydon  
CR0 4LH

Type: LDC (Proposed) Use edged

Proposal : Use of first floor flat as supported living accommodation each for up to 3 adults.

Date Decision: 03.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 22/04709/FUL

**Ward : Waddon**

Location : Unit 4  
500 Purley Way  
Croydon  
CR0 4NZ

Type: Full planning permission

Proposal : Elevational alterations

Date Decision: 03.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04716/HSE

**Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 25 Violet Gardens  
Croydon  
CR0 4HT  
Type: Householder Application

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

Date Decision: 06.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05000/HSE  
Location : Cotswold  
Dering Place  
Croydon  
CR0 1DT  
Ward : **Waddon**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 16.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05191/LP  
Location : 5 William's Terrace  
Croydon  
CR0 4HZ  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 03.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00145/CAT  
Location : 31 Bramley Hill  
South Croydon  
CR2 6NU  
Ward : **Waddon**  
Type: Works to Trees in a Conservation Area

Proposal : T1-4 Sycamore: Crown Reduce by 30%  
T5 sycamore: Fell

Date Decision: 13.02.23

**No objection (tree works in Con Areas)**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Level: Delegated Business Meeting

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Ref. No. : 23/00271/TRE  
Location : 1 Warrington Road  
Croydon  
CR0 4BH

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

Proposal : T1 - oak tree: reduce and reshape crown by 2.5 metres lift 5 metres from ground level.  
(TPO NO, 33, 1992)

Date Decision: 24.02.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 23/00322/CAT  
Location : 18 The Waldrons  
Croydon  
CR0 4HB

**Ward :** **Waddon**  
**Type:** Works to Trees in a Conservation Area

Proposal : T1. Lime tree. re pollard  
T2. Lime tree. re pollard  
T3. Sycamore tree. Re pollard tree

Date Decision: 24.02.23

**No objection (tree works in Con Areas)**

Level: Delegated Business Meeting

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Ref. No. : 22/00996/FUL  
Location : Land Adjacent To 2 Denmark Road  
South Norwood  
London  
SE25 5QU

**Ward :** **Woodside**  
**Type:** Full planning permission

Proposal : Erection of two-storey end-terrace dwellinghouse (Use Class C3) with habitable loft level, Associated amenity, cycle parking and waste storage spaces (following removal of existing open storage yard (Use Class B8) and associated elements), and Associated alterations

Date Decision: 30.01.23

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Ref. No. : 22/02010/HSE **Ward : Woodside**  
Location : 72 Oakley Road **Type: Householder Application**  
South Norwood  
London  
SE25 4XQ

Proposal : Erection of a single-storey rear extension, and alterations.

Date Decision: 22.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03269/CONR **Ward : Woodside**  
Location : Land R/o 8-10 Carmichael Road **Type: Removal of Condition**  
South Norwood  
London  
SE25 5LT

Proposal : Variation of condition 2 (approved plans) from planning permission 20/01681/FUL for 'Removal of rear outbuildings and erection of two new homes' to make changes to the site redline

Date Decision: 31.01.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03379/FUL **Ward : Woodside**  
Location : 16 - 18 Portland Road **Type: Full planning permission**  
South Norwood  
London  
SE25 4PF

Proposal : Change of use of first and second floor of 16 Portland Road from ancillary commercial floorspace (Use Class E) to residential (use Class C3) to create 2no. self-contained flats with associated cycle and refuse storage. External alterations comprising replacement of front elevation windows of nos.16 and 18 Portland Road and replacement of existing concrete blocks with brick to rear elevation of no.16 (amended description)

Date Decision: 17.02.23

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

Level: Delegated Business Meeting

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Ref. No. : 22/04109/FUL **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 20 - 22 Portland Road  
South Norwood  
London  
SE25 4PF  
Type: Full planning permission

Proposal : Demolition of the existing buildings on site and the erection of a new three storey building and a single storey building at the rear to contain a total of 6 flats, with commercial space on the ground floor facing Portland Road. Associated site alterations

Date Decision: 03.02.23

**Approved subject to 106 Ag. (3 months)**

Level: Delegated Business Meeting

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Ref. No. : 22/04189/HSE  
Location : 629 Davidson Road  
Croydon  
CR0 6DW  
Ward : **Woodside**  
Type: Householder Application

Proposal : Installation of dropped kerb.

Date Decision: 15.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05174/HSE  
Location : 595 Davidson Road  
Croydon  
CR0 6DU  
Ward : **Woodside**  
Type: Householder Application

Proposal : Formation of vehicular access and dropped kerb

Date Decision: 07.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05185/DISC  
Location : Development Site Former Site Of Queens  
Arms  
40 Portland Road  
South Norwood  
London  
Ward : **Woodside**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of Condition 3 (external materials), Condition 4 (hard and soft landscaping) and Condition 6 (cycle storage) attached to permission 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats; provision of cycle and refuse storage (integrated communal roof garden).'

Date Decision: 03.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05193/HSE  
Location : 19 Cobden Road  
South Norwood  
London  
SE25 5NY

**Ward : Woodside**  
Type: Householder Application

Proposal : Alterations, erection of rear dormer extension, single-storey side/rear extension, replacement roof to existing rear outrigger and provision of 2x rooflights in front roofslope

Date Decision: 08.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05216/DISC  
Location : Development Site Former Site Of Queens  
Arms  
40 Portland Road  
South Norwood  
London

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

Proposal : Discharge of Condition 15 (Delivery and Servicing Plan) attached to permission 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats; provision of cycle and refuse storage (integrated communal roof garden).'

Date Decision: 09.02.23

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 23/00070/HSE

**Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 23 Balfour Road  
South Norwood  
London  
SE25 5JY  
Type: Householder Application

Proposal : Erection of roof extension to rear of main roofslope and outrigger, installation of two roof lights into front roof slope, removal of one (1) chimney and erection of single storey rear extension (following demolition of existing).

Date Decision: 23.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00072/LP  
Location : 75 Ferndale Road  
South Norwood  
London  
SE25 4QR  
Ward : **Woodside**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a roof extension to the rear of the main roofslope, to the roof of the rear outrigger and installation of two (2) rooflights to the front roof slope.

Date Decision: 02.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 23/00139/LP  
Location : 36 Brooklyn Avenue  
South Norwood  
London  
SE25 4NL  
Ward : **Woodside**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 31.01.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00162/LP  
Location : 74 Woodside Road  
South Norwood  
London  
SE25 5DY  
Ward : **Woodside**  
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Erection of L-shaped dormer loft conversion, floor plan redesign and installation of 2x front facing rooflights

Date Decision: 31.01.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

---

Ref. No. : 22/01250/FUL

**Ward : West Thornton**

Location : 2 Marden Crescent  
Croydon  
CR0 3ER

Type: Full planning permission

Proposal : Erection of a first floor rear infill extension and conversion of the house into two flats, with associated site alterations

Date Decision: 08.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01550/FUL

**Ward : West Thornton**

Location : 11 Mayfield Crescent  
Thornton Heath  
CR7 6DH

Type: Full planning permission

Proposal : Demolition of existing garage and erection of new two storey, one bed, detached dwelling. Other associated additions. Provision of storage for two cycles.

Date Decision: 23.02.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/04778/FUL

**Ward : West Thornton**

Location : 194 Silverleigh Road  
Thornton Heath  
CR7 6DS

Type: Full planning permission

Proposal : Demolition of existing garage, erection of two-storey detached four-bedroom dwelling and provision of associated parking, cycle and refuse stores

Date Decision: 22.02.23

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Level: Delegated Business Meeting

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Ref. No. : 22/04823/LE  
Location : Dorothy Villas  
3 Willett Road  
Thornton Heath  
CR7 6AA

**Ward : West Thornton**  
Type: LDC (Existing) Use edged

Proposal : Existing use of the property as two self-contained flats (Class C3).

Date Decision: 03.02.23

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 22/05068/DISC  
Location : 10 Willett Road  
Thornton Heath  
CR7 6AA

**Ward : West Thornton**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 17 (SuDS) and 19 (Water Dispersion) 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: 31.01.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05139/LE  
Location : 88 Mayfield Road  
Thornton Heath  
CR7 6DH

**Ward : West Thornton**  
Type: LDC (Existing) Operations edged

Proposal : Demonstration of commencement of development in accordance with Condition 8 (Time Limit) of Planning Permission ref. 18/00253/FUL for 'Demolition of garage, erection of 2-bed detached dwelling and associated works' (Lawful Development Certificate for an Existing Development)

Date Decision: 03.02.23

**Certificate Refused (Lawful Dev. Cert.)**

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Level: Delegated Business Meeting

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Ref. No. : 22/05144/HSE  
Location : 1 Colvin Road  
Thornton Heath  
CR7 6AB

**Ward : West Thornton**  
Type: Householder Application

Proposal : Single-storey rear extension to infill gap between dwellinghouse and single-storey detached outbuilding

Date Decision: 03.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05167/HSE  
Location : 97 Bensham Lane  
Thornton Heath  
CR7 7EU

**Ward : West Thornton**  
Type: Householder Application

Proposal : Erection of single/two storey rear extension

Date Decision: 03.02.23

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/05228/HSE  
Location : 36 Wharfedale Gardens  
Thornton Heath  
CR7 6LA

**Ward : West Thornton**  
Type: Householder Application

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

Date Decision: 10.02.23

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/05283/DISC  
Location : Irvine Court  
3 Dunheved Road North  
Thornton Heath  
CR7 6AX

**Ward : West Thornton**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Proposal : Discharge of condition 1 (materials) attached to planning permission 21/04621/CONR for the Variation of Conditions 1, 2, 3, 9, and 10 of Planning Permission Ref 17/03574/FUL for construction of lower ground floor and third floors and first and second floor side extensions to provide an additional 4 one bedroom, 3 two bedroom and 2 three bedroom flats, recladding of building, relocation of bin store plus the creation of 15no. car parking spaces, 35no. cycle parking spaces and hard and soft landscaping measures (by association with Non-Material Amendment approvals Refs 20/03479/NMA, 20/03480/NMA, and 21/04105/NMA which respectively approved amended description of development to add a prefix to its wording of 'demolition of detached rear building and removal of storage structures at the rear of the site', and CIL Phasing Plan, and amended description of development to change to its wording to 'Construction of extensions to existing building to provide additional residential accommodation, recladding of building, relocation of bin store plus the creation of car parking spaces, cycle parking spaces and hard and soft landscaping measures').

Date Decision: 13.02.23

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/05367/LE

Ward : **West Thornton**

Location : 37 Wortley Road  
Croydon  
CR0 3EB

Type: LDC (Existing) Use edged

Proposal : Use of the property as two self-contained flats (Use Class C3)

Date Decision: 13.02.23

**Lawful Dev. Cert. Granted (existing)**

Level: Delegated Business Meeting

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Ref. No. : 23/00080/GPDO

Ward : **West Thornton**

Location : 17 Silverleigh Road  
Thornton Heath  
CR7 6DY

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.45 metres

Date Decision: 21.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00175/GPDO

Ward : **West Thornton**



Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Location : 281 Thornton Road  
Croydon  
CR0 3EW  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 20.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00209/PAD  
Location : 20 - 24 Mayday Road  
Thornton Heath  
CR7 7HL  
Ward : **West Thornton**  
Type: Determination prior approval  
demolition

Proposal : Prior approval application for demolition of the existing buildings on site (a mix of one, two and three storeys).

Date Decision: 15.02.23

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 23/00228/LP  
Location : 20 Rosecourt Road  
Croydon  
CR0 3BS  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of roof extension to rear of main roofslope, installation of three (3) rooflights to front roofslope and one window in flank elevation.

Date Decision: 30.01.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00412/LP  
Location : 11 Raymead Avenue  
Thornton Heath  
CR7 7SB  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : The proposal is for the alteration of the roof from hip to gable end, erection of a roof extension to rear of the main roofslope and installation of two rooflights in the front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 28th February 2023

Date Decision: 09.02.23

**Lawful Dev. Cert. Granted (proposed)**

Level: Delegated Business Meeting

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Ref. No. : 23/00237/AUT

**Ward : Out Of Borough**

Location : 604-610 Streatham High Road  
Norbury  
London  
SW16 3QJ

Type: Consultation from Adjoining  
Authority

Proposal : Redevelopment of the site involving the erection of two buildings ranging from 2 storeys and 5 storeys to provide 29 residential units, together with provision of cycle parking, bin stores, amenity space, landscaping, access and boundary treatment. Information for the purpose of consultation: Block A: 19 flats containing 11x1-bed and 8x 2-bed. Block B: 10 flats containing 5x1-bed and 5x 2-bed. Adjoining Borough Consultation From London Borough of Lambeth (Reference 22/04350/FUL).

Date Decision: 15.02.23

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting