

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 February 2023** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 1 February 2023

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

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

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

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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 - 12)

To approve the minutes of the meetings held on Thursday 15 December 2022 and Thursday 12 January 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 13 - 14)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 18/05930/FUL - 2 Vincent Road, Croydon, CR0 (Pages 19 - 42)

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

Ward: Addiscombe West

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 43 - 44)

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

8.1 Weekly Planning Decisions (Pages 45 - 112)

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 16 January 2023 and 27 January 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, 15 December 2022 at 6.00 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, Gayle Gander, Mark Johnson, Humayun Kabir, Joseph Lee and Ellily Ponnuthurai

Also Present: Councillor Patricia Hay-Justice

Apologies: Councillors Clive Fraser, Humayun Kabir (Lateness), Sean Fitzsimons (Lateness) and Holly Ramsey

PART A

1/22 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meetings held on Thursday 20 October 2022 and Thursday 10 November 2022 be signed as correct records.

2/22 **Disclosure of Interest**

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

3/22 **Urgent Business (if any)**

There was none.

4/22 **Development presentations**

5/22 **21/06269/PRE - Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA**

To demolish the existing buildings and erect a development to provide approximately 450 residential units (Use Class C3, as build to rent), internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and works.

Ward: Addiscombe West

Councillor Fitzsimons arrived in the chamber at 6.18pm.

Councillor Kabir arrived in the chamber at 6.19pm.

Raj Kotecha and Simon Toplis attended to give a presentation and respond to Members' questions and issues raised for further consideration, prior to the formal submission of a planning application.

The Members of the Committee viewed a model of the scheme and environs immediately after Mr Kotecha and Mr Toplis gave their presentation, prior to any questions or feedback from Members.

The Ward Councillor, Councillor Hay-Justice, addressed the committee with her view on the proposed development. The below gives a summary:

- There are three tall buildings in place already close to the site
- The proposed development would dominate the skyline of the local area
- Impact on NLA tower
- View of the NLA tower from Park Hill park would be blocked
- Height and mass were incongruent with residents' homes where there typically traditional low rise homes
- The towers were far too high
- The potential 450 households would intensify the site
- High turnover of residents could increase the amount of fly tipping
- Integrity of water supply and space for evacuation
- Minimal communal space

The main issues raised at this meeting by Members of the Committee were as follows:

Principle

- Sorry for loss of much-loved Hotel
- Prime location 200m from East Croydon station
- Do not want site derelict and abandoned
- Loss of employment from loss of hotel
- Need for housing
- Questioned whether student accommodation had been considered

Height

- Site can take some height, but a concern at this height could set a precedent
- Concerned not part of the cluster of tall buildings, distinction between sides of the railway line
- Height more akin to NLA Tower, Altitude 25 and Pocket could be more appropriate

Design

- Should not compete with NLA Tower
- Materiality competes, should consider a softer palette
- Contrast between surroundings is too much of a change
- Needs to relate better to Pocket and Altitude 25
- Questions around terracotta and materials
- Balcony materials important - linked to privacy
- Relationship between blocks successful and design works

Affordable housing

- Questions around location, type, service charges, use of facilities and maintenance and whether secured in perpetuity
- Questioned where 20% has come from and need for viability to have been worked through

Mix and standard

- Questioned mix beyond family provision - seems quite a high proportion of one-bed
- Dual aspect units important
- Questions around Build to Rent experience of the developer
- Pollution from the road and impact for future occupiers
- Spaces needed for different uses, including prayer and disabled/elderly

Residential impact

- Residents concerned about what is coming forward
- Questioned how the scheme has amended through consultation
- Questions around microclimate and noise
- Daylight and sunlight impacts need to be considered, bearing in mind lower rise in Altyre Road
- Relationship to Altitude 25 important

Public realm

- Generosity of pavement and public realm needed
- Welcome public realm approach of green link and tree retention
- Links to Park Hill should be improved - suggestion of working with Park Hill community groups
- Blue infrastructure important

Other

- Car parking numbers and impact on congestion
- Refuse and bulky items need to be factored in
- Support the sustainability approach
- Questioned the name of the development

6/22 **Items referred by Planning Sub-Committee**

There were none.

7/22 **Other planning matters**

There were none.

8/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9.00 pm

Signed:

Date:

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Planning Committee

Meeting of held on Thursday, 12 January 2023 at 6.00 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, Mark Johnson, Humayun Kabir,
Ellily Ponnuthurai and Holly Ramsey, Appu Srinivasan, and Nikhil Sherine
Thampi

Apologies: Councillors Clive Fraser and Joseph Lee

PART A

1/22 **Minutes of Previous Meeting**

These minutes were agreed at the previous Planning Committee meeting, and so this item was not required.

2/22 **Disclosure of Interest**

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

3/22 **Urgent Business (if any)**

There was none.

4/22 **Development presentations**

There were none.

5/22 **2105373FUL 114-118 Pampisford Road**

Ward: Purley Oaks and Riddlesdown

Officers explained that the development in consideration comprised two sites, one of which would provide 45 flats for market sale and the other of which would provide 22 flats of affordable housing.

In response to members' questions officers explained that:

- The parking provision of the development exceeded that required by the London Plan;
- It was preferred by Registered Providers to keep the market sales and affordable housing flats separate as it was easier for management companies to operate, and it meant that service charges could be kept lower; either "pepper potting" or separate buildings to the same standard would be acceptable in terms of planning policy;
- Keeping the market and affordable housing sites separate also meant management companies had more control over amenities such as landscaping and car parking;
- The buildings had been planned to work with the slope of the land;
- There would be a clause in the Section 106 agreement to ensure that the market sale homes would not be occupied until sufficient progress had been made on the construction of the affordable homes;
- The outdoor space for some of the basement homes exceeded requirements to make up for any shortfall in outlook;
- A flood risk assessment had been carried out and a drainage strategy had been submitted which included a tanked system, green roofs and permeable paving to mitigate flood risk;
- The applicant had a registered provider to take on the affordable housing and their preference was for two-bedroom units and that they found three-bedroom units challenging to rent or sell; and,
- The environmental health team had a number of initiatives to reduce air pollution, which the proposed air quality mitigation contribution would go towards.

The applicant's agent made a statement in support of the development, after which the committee began the deliberation, during which they raised the following points:

- The area had been saturated by developments of flats;
- There had been a detrimental character change of the area in recent times;
- There would be pressure on local amenities that were already over-stretched; and,
- The building's depth and height were much greater than those neighbouring it, meaning that it was over-prominent and dominant;
- There was potential harm to the neighbour amenity from being overbearing and loss of privacy;

- There were concerns about increased traffic on Pampisford Road and speeds of travelling vehicles; and,
- The loss and replacement of trees.

After consideration of the officer's report, Councillor Kabir proposed and Councillor Srinivasan seconded the officer's recommendation, and the Committee voted four in favour, five against, and one abstention, so this motion thereby fell.

A second motion for **REFUSAL**, on the grounds of over-development and over-prominence causing harm to the character of the area; dominance over neighbouring properties, and visual intrusion causing loss of privacy and appearing overbearing to neighbouring properties; and insufficient certainty regarding impacts to biodiversity and protected species, proposed by Councillor Parker and seconded by Councillor Johnson, with five in favour, four against, and one abstention, so planning permission was **REFUSED** for development at 114-118 Pampisford Road.

6/22 **Items referred by Planning Sub-Committee**

There were none.

7/22 **Other planning matters**

There were none.

8/22 **Weekly Planning Decisions**

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

The meeting ended at 8.00 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

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

2 MATERIAL PLANNING CONSIDERATIONS

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

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

3 **ROLE OF THE COMMITTEE MEMBERS**

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

4. **THE ROLE OF THE CHAIR**

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

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

5. PROVISION OF INFRASTRUCTURE

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

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

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

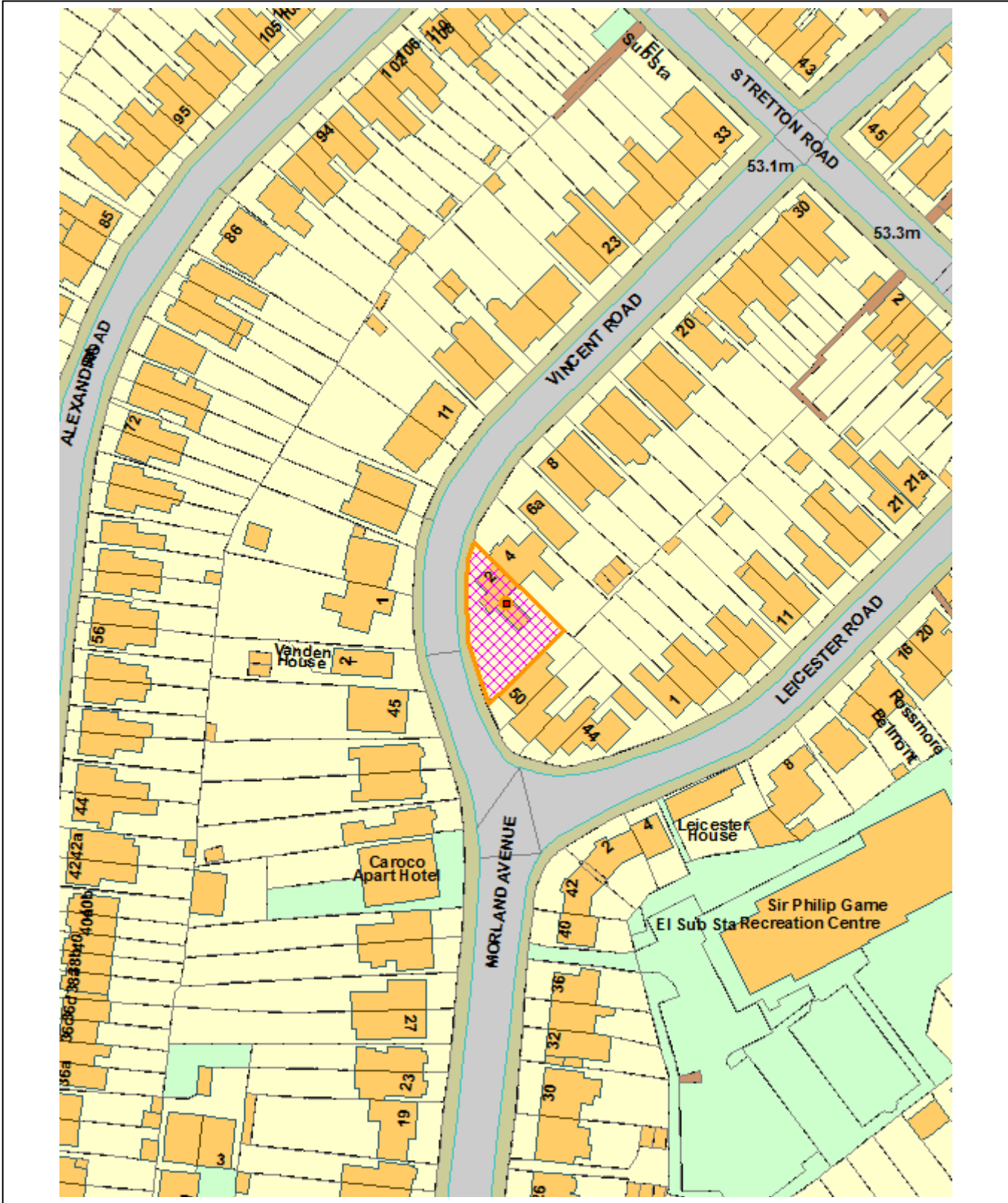
8. BACKGROUND DOCUMENTS

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

9. RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 18/05930/FUL
 Location: 2 Vincent Road, Croydon, CR0
 Ward: Addiscombe West
 Description: Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.
 Drawing Nos: 6598 (PL) 001 E; 6598 (PL) 002 J; 6598 (PL) 003 G; 6598 (PL) 004 A
 Applicant: Mr Chaudry – South East Property Limited
 Agent: Mr Ambridge – ECE Architecture
 Case Officer: Wayne Spencer

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (5 person)	4+ bed
Existing	0	0	0	1	1
Proposed (market housing)	2	2	2	1	0

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2	
Car Parking maximum standard	Proposed
5.5 spaces	0 spaces
Long Stay Cycle Storage minimum	Proposed
13 spaces	13 spaces
Short Stay Cycle Storage minimum	Proposed
2 spaces	2 spaces

1.1 This application is being reported to committee because:

- This application was first reported to Planning Committee on 25 November 2020. The Committee resolved to grant planning permission subject to a Section 106 Agreement relating to the restriction of parking permits for future occupiers within the Controlled Parking Zone and securing sustainable transport financial contributions.
- Since the original resolution to grant permission, the London Plan 2021 has been adopted. Minor amendments have been made to the layout to accommodate the changes to the requirements. Furthermore, the Suburban Design Guide 2019 SPD has been revoked.
- The Director of Planning and Sustainable Regeneration considers that Planning Committee consideration is necessary given the time that has elapsed since the original resolution to grant planning permission by the Planning Committee and the change to the planning policy context.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 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
- 2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

- 1) Commencement time limit of 3 years
- 2) Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 3) Submission of Construction Logistics Plan (CLP)
- 4) Samples of external materials to be submitted
- 5) Submission of hard and soft landscaping plan
- 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 servings 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

2.5 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.

3 PROPOSAL AND SUBSEQUENT AMENDMENTS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Demolition of existing dwelling and clearance of existing site
- Erection of three storey replacement building providing 7 residential units (comprising 2 x 1 bed, 4 x 2 bed and 1 x 3 bed flats) complete with balcony/terrace/private amenity areas.
- Provision of new boundary treatments, waste and cycle stores, pathways and other areas of hard and soft landscaping

Amendments

3.2 Since the resolution to grant planning permission by the Council on 25 November 2020, the scheme has been amended to ensure compliance with The London Plan 2021. The alterations include:

- The reduction in floor plate of one of the ground floor flats to provide a 2-bed, 3 person unit which is Part M(4)2 compliant
- The increased size of the cycle storage to provide space for 13 cycle spaces
- The internal reconfiguration of the ground floor 2-bed, 4 person unit to ensure it is Part M(4)3 compliant
- The reconfiguration of the refuse storage area and minor external elevational alterations to accommodate these changes at ground floor level. The first and second floor layouts and elevational configuration remain unchanged.
- The proposal also now includes a Fire Safety Strategy for the building as required by Policy D12 of the London Plan 2021.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 The changes that have been made to the scheme have not involved significant changes to the internal layout or external appearance of the building which has a resolution for permission to be granted. They are considered to be non-material in their nature and the proposal remains predominantly policy compliant. As such, the Council do not consider that the alterations to the scheme would change the Council's resolution to grant planning permission subject to a Section 106 Agreement.

5 LOCAL REPRESENTATION

5.1 Since the original resolution to grant permission by the Planning Committee, a further two neighbouring properties have commented on the proposal and their comments are as follows:

Objection	Officer comment
Overdevelopment of the site	See Paragraph 7.2
Too tall/Out of keeping/Fails to respect the character of the area	See Paragraph 7.2

Loss of garden space	See Paragraph 7.2
Overlooking/loss of privacy	See Paragraph 7.5
Noise and disturbance from construction works and additional residents	See Paragraphs 7.5 and 7.7
Loss of light	See Paragraph 7.5
Impact on trees	See Paragraph 7.6
Impact on wildlife	See Paragraph 7.6
Lack of parking/ inability to achieve off street parking	See Paragraph 7.7
Increased traffic and parking stress to the area	See Paragraph 7.7
No consultation with neighbours	OFFICER COMMENT: All properties which adjoin the application site were initially notified by the Council on proposal. The proposed amendments to the application since the original resolution to grant permission are of a minor nature which did not require re-consultation with neighbouring properties

6 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

- 6.1 The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2022. As previously stated, the London Plan 2021 has been adopted since the original resolution to grant permission and, although not an exhaustive list, the policies which are most relevant to the application are:

London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Home London Needs
- GG6 Increasing Efficiency and Resilience
- D1 London's Form Character and Capacity for Growth
- D2 Infrastructure Requirement's for Sustainable Densities
- D3 Optimising Site Capacity Through the Design-Led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing Housing Supply
- H2 Small Sites
- H8 Loss of Existing Housing
- H10 Housing Size Mix

- HC1 Heritage conservation and growth
- G1 Green Infrastructure
- G4 Open Space
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodland
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction
- DF1 Planning Obligations

Croydon Local Plan 2018

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character
- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

6.2 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)

6.3 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. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- 1) Delivering a Sufficient Supply of Homes
- 2) Promoting Sustainable Transport
- 3) Achieving well designed places

SPDs and SPGs

6.4 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:

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

7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the Planning Committee must consider are:

- 1) Design and impact on character of the area
- 2) Quality of residential accommodation
- 3) Impact on neighbouring residential amenity
- 4) Trees, landscaping and biodiversity
- 5) Access, parking and highway impacts
- 6) Flood risk and energy efficiency
- 7) Fire Risk
- 8) Conclusions

Design and impact on character of the area

7.2 The footprint, height and massing of the proposed building, as well as the unit numbers, have not changed since the original resolution to grant permission on this application submission. The external alterations to the building have included making the refuse storage door wider, adding a window to the cycle store, making a minor alteration to the location of the main entrance and removing the external door to the ground floor 2-bed unit from the front elevation. It is considered that the alterations to the front elevation of the building would not be significant and, as such, the alterations proposed would not have a significant detrimental impact upon the character or appearance of the area both as now proposed and in comparison to the original submission, which had a resolution to grant planning permission subject to a Section 106 Agreement.

Quality of accommodation

- 7.3 The proposal seeks to provide a change to the ground floor units only. The 3-bed, 5 person unit would have some very minor internal changes which would have very little impact upon the living conditions of future occupiers of this unit. The unit in question would meet the Housing Space Standards for a unit of this size. The ground floor 2-bed, 4 person unit which formed part of the previous proposal has had a reduction in footprint which has changed this to a 2-bed, 3 person unit. This has resulted from a requirement to facilitate the changes to the cycle and refuse storage layout to comply with the recently adopted London Plan 2021. Again, the unit in question would continue to meet the Housing Space Standards for a unit of this size and would continue to provide a good standard of accommodation; including meeting Part M(4)3 of the Building Regulations. The changes have resulted in the loss of the external door to the front elevation serving the ground floor 2-bed unit however it would still have access to amenity space to the rear. The quality of accommodation, including the outlook and access to natural light, would still remain acceptable for this unit given the south facing nature of the front elevation.
- 7.4 The development would not provide a lift however this is the same as previously proposed. Policy D7 of the London Plan 2021 requires a lift to be provided to meet Part M(4)2 of the Building Regulations. However, section 3.7.6 of the London Plan 2021 also states that, on small scale developments of 4 storeys or less and on sites which are less than 0.25 ha, the requirement of a lift could be argued if not feasible. The proposed development is for a 3-storey building on site area of 0.039ha. With regards to the ground floor units, Unit 1 would meet Part M(4)3 and Unit 2 would meet Part M(4)2 of the Building Regulations. It was previously agreed with the Council that a lift would not be a viable option for this proposal due to the size and scale of the development. Providing a lift in this case would result in the loss of units within the site and the applicant has confirmed that this would make the development unfeasible. It was previously agreed, and included within the draft conditions when the resolution to grant permission was made, that the two ground floor units would be designed to achieve Part M4(2) of the Building Regulations and the Council consider that this remains acceptable. As a result, it is considered that the standard of accommodation that would result from the development would be acceptable and would continue to conform to the requirements of the development plan.

Impact on neighbouring residential amenity

- 7.5 As previously stated, the footprint, height, massing and proposed unit numbers have not changed since the original resolution to grant permission on this application submission; nor have the upper floor windows placements. As such, it is not considered that the revisions would now result in undue loss of light, overlooking or loss of privacy. The reduction of the ground floor unit from a 2-bed, 4-person unit to a 2-bed, 3 person unit would result in less occupancy within the building than the previous proposal and there would be no additional noise and disturbance to the detriment of neighbouring occupiers. In conclusion, it is considered that the proposed alterations, which are predominantly to the front elevation of the building, would not result in an additional impact upon the amenities of the occupiers of surrounding properties that would alter the Council's view on the original resolution to grant planning permission.

Trees, landscaping and biodiversity

7.6 As stated above, the footprint of the proposed building has not changed since the original resolution to grant permission and therefore the impact upon the existing trees, landscaping and biodiversity would remain the same as the previously proposed scheme. The previous resolution to grant permission should weigh heavily in the planning balance and, as such, it is the Council's view that the alterations would not have a significant detrimental impact upon the existing trees and biodiversity. Soft landscaping would be secured by planning condition as agreed previously by the Planning Committee.

Access, parking and highway impacts

7.7 As stated above, the footprint of the proposed building has not changed, nor the occupancy increased, since the original resolution to grant permission and therefore the impact upon parking stress and the accessibility of the site for construction purposes would remain the same as the previously proposed scheme. The previous resolution to grant permission secured a Section 106 Agreement to restrict access to parking permits within the Controlled Parking Zone and this would remain acceptable from the Council's perspective from a parking stress impact perspective. Furthermore, a Construction Logistics Plan was secured by planning condition, as agreed previously by the Planning Committee, to ensure that the construction works associated with this development would be acceptable from a highways impact perspective.

7.8 The cycle store has been increased in size to accommodate more cycle spaces; 13 cycle spaces within the store using a two-tier rack and two visitor Sheffield cycle stands to the front of the building so that it can comply with the quantum of cycle parking required by Policy T5 of the London Plan 2021. The doors have been increased in size to allow better access and, although there may be no provision for wider/adapted bikes, the improved cycle provision based upon the previous submission which has a resolution to grant permission would be beneficial for future occupants and the previous resolution to grant permission should weigh heavily in the planning balance. As a result, it is considered that the increased cycle parking provision would be acceptable in this case.

7.9 The refuse storage is also proposed to be enlarged and this would provide suitable space for the number of bins required for this development whilst ensuring that the wider doors allow sufficient access for future occupants and the refuse collection operatives. Based on this increased provision, the refuse provision to serve the development would be acceptable.

Flood risk and energy efficiency

7.10 The alterations to the building, based on the previous proposal which had a resolution for permission to be granted, would have no impact upon the flood risk strategy or the energy efficiency of the building.

Fire Risk

7.11 Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space. They should include an evacuation assembly point, appropriate features which reduce the risk to life and serious injury in the event of a fire; appropriate fire alarm systems and fire safety measures, must minimise the risk of fire spread, provide

suitable and convenient means of escape and a robust strategy for evacuation as well as provision of suitable access and equipment for firefighting.

- 7.12 The following measures are proposed: Minimum 30-minute fire resistance to protected escape routes and compartments within the building. There will be access for a pumping appliance to all points inside each flat within 45m travel distance to a protected hallway. All flat doors are specified as FD30 (30-minute fire rated) with door smoke seals and fire rated cavity closers to window and door surrounds. It also includes fire safety signage, and all communal areas will be covered by emergency lighting. Mains interlinked smoke and heat detectors will be included and these provisions would all conform to the requirements of Policy D12 of the London Plan 2021.

Conclusions

- 7.13 The proposal alterations since the original resolution to grant planning permission have not had a significant impact upon the development originally proposed. It is therefore considered that the alterations should not change the view that planning permission should be granted in this case; subject to a Section 106 Agreement being entered into.
- 7.14 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).
- 7.15 The original Committee Report for this item is appended below:

PLANNING COMMITTEE AGENDA

12 September 2019

PART 6: Planning Applications for Decision

Item 6.1

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 18/05930/FUL
Location: 2 Vincent Road, Croydon, CR0 6ED
Ward: Addiscombe West
Description: Demolition of existing dwelling. Erection of 3 storey building comprising 2 x one bed, 4 x two bed and 1 x three bed units (7 in total) with associated amenity spaces, refuse and cycle storage and 1 parking space.
Drawing Nos: 18107-02-E-GA, (PL)001 Rev B, (PL)002 Rev B, (PL)003 Rev B, SK 190326, (SK) 001
Applicant: Mr Chaudry South East Property Limited
Agent: Mr Ambridge – ECE Architecture
Case Officer: Wayne Spencer

	1 bed, 2 person	2 bed, 3 person	2 bed, 4 person	3 bed, 5 person
Houses	2	1	3	1

Number of car parking spaces	Number of cycle parking spaces
1	11

1.1 This application is being reported to committee because the Ward Councillor Sean Fitzsimons has made representations in accordance with the Committee Consideration Criteria and requested committee consideration and representations above the threshold in the Committee Consideration Criteria have been received

2.0 RECOMMENDATION

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

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

- a) Restricting residents access to on street parking permits
- b) Car club space with electric charging point to be installed/retained in perpetuity
- c) Three street trees to be provided on Vincent Road

Conditions

1. In accordance with the approved plans
2. Refuse/cycle stores to be installed/retained in perpetuity
3. External facing materials (including samples) to be approved
4. Upper floor north facing windows obscure glazed
5. Hard and soft landscaping to be approved (to incorporate SuDS)
6. Tree Protection in accordance with Arboricultural Report
7. Construction Logistics Plan
8. Ground floor units to be Part M(4)3 compliant
9. Water usage off 110L per head per day
10. 19% carbon dioxide reduction
11. Commence within 3 years
12. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Informatives

- 1) Community Infrastructure Levy
- 2) Code of practice for construction sites
- 3) Removal of site notices
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the following:

- Erection of three storey building comprising 2 x one bed, 2 person, 1 x two bed, 3 person, 3 x two bed, 4 person and 1 x three bed, 5 person flats (total of 7 units)
- Refuse and cycle stores to all new properties
- Associated private amenity spaces
- Associated hard and soft landscaping
- 1 car-club parking space on site

Site and Surroundings

- 3.2 The application site lies on the eastern side of Vincent Road close to the junction with Leicester Road to the south. The site currently has a single dwelling attached to no.4 Vincent Road with a south facing garden space.
- 3.3 The surrounding area is residential in character with properties fronting Vincent Road being predominantly 3-storeys in height (including the roof spaces over). The majority of the dwellings appear to be of the Victorian period and are of a similar character, form and design however nos.2 and 4 are not identical given that no.2 was built at a later date.
- 3.4 The application site is at 'very low' risk of surface water flooding. The site is not within a Conservation Area and the building in question is neither nationally nor locally listed.

Planning History

- 3.5 18/01892/PRE – Erection of new building comprising of nine flats – Amendments suggested to improve the scheme

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the development is acceptable given the residential character of the immediate locality and the extant planning permission.
- The design, form and appearance of the development is appropriate given the context of surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory and meet the National Housing Space Standards.
- The highway impact on the surrounding area would be acceptable.
- Sustainability aspects are controllable through the use of planning conditions.
- Flood risk mitigation measures are controllable through the use of planning conditions

5.0 CONSULTATION RESPONSE

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

6.0 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of consultation letters sent to the properties which are adjacent to the application site. 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: 45 Objecting: 44 Supporting: 0 (1 letter making comments neither objecting or supporting the proposal)

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

Summary of objections	Response
<i>Townscape</i>	
<ul style="list-style-type: none"> • Overcrowding • Out of character. • Over development • Impact upon street scene • Change to established Vincent Road front building line • 3-storey flat roof building would not reflect the character of the area • Materials not of high quality and would clash with surrounding Victorian properties 	See paragraphs 8.3 to 8.6
<i>Neighbouring amenity</i>	
<ul style="list-style-type: none"> • Loss of light and overshadowing impact • Overlooking and loss of privacy • Increase noise from additional residents • Noise impact/disturbance during construction works • Lack of natural light to the proposed amenity spaces 	See paragraphs 8.7 to 8.16
<i>Environment</i>	
<ul style="list-style-type: none"> • Loss of garden space • Loss of trees • Lack of soft landscaping proposed • Lack of green space for future occupiers • • Solar gain impact for future occupiers 	See paragraphs 8.23 and 8.24
<i>Highways and Refuse</i>	
<ul style="list-style-type: none"> • Lack of parking provision of the development potentially resulting in detrimental highways impact – parking permits should be withheld • Concerns over highway safety with building so close to the front boundary • Cycle storage inadequate for future occupiers • Impact on refuse collection and lack of refuse storage provision 	See paragraphs 8.17 to 8.20

<ul style="list-style-type: none"> • Refuse management required on the site 	
<i>Flooding</i>	
<ul style="list-style-type: none"> • Change to water course from rainfall impacting upon foundations of neighbouring properties 	See paragraph 8.22
Other comments	Response
<ul style="list-style-type: none"> • Pressure on local infrastructure (doctors, schools etc). 	See paragraph 8.16
<ul style="list-style-type: none"> • Solar panels or green roof proposed? 	See paragraph 8.21

6.3 The following comments have been received but are not material to the determination of this application and will require no further assessment:

Summary of comments	Response
Loss of a view	Not a material planning consideration
Damage to neighbouring property and party wall impact	These matters are not material planning considerations and are covered by alternative legislation
Compliance with fire regulations	Considered under Building Regulations
The Surrey Estates Company Limited in 1889 require a semi-detached building on this plot	Not a material planning consideration and any covenants would need to be addressed by the developer
Impact on sewer as a result of additional properties	Not a material planning consideration
Impact upon property prices	Not a material planning consideration

6.4 Councillor Sean Fitzsimmons objected and referred the application to planning committee on the following grounds

- Visual Amenity: Appearance of the new building clashes with the Victorian/Edwardian street scene. This is a prominent site near the junction of Morland Avenue and Vincent Road and the poor design will detract rather than enhance the area.
- Unsuitable use of materials. The use of cladding at higher levels which will be seen from other properties and from the junction of Vincent Road and Morland Avenue. The proposed building will clash with the Victorian yellow-stock houses close by.
- Boundary Treatment with pavement: This needs rethinking as the proposal doesn't enhance the street scene.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 and the South London Waste Plan 2012.

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

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

7.4 Croydon Local Plan 2018:

- SP1.1 Sustainable development
- SP1.2 Place making
- SP2.1 Homes
- SP2.2 Quantities and location
- SP2.6 Quality and standards
- SP4.1 and SP4.2 Urban design and local character
- SP4.11 regarding character

- SP6.1 Environment and climate change
- SP6.2 Energy and carbon dioxide reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding, urban blue corridors and water management
- SP8.6 and SP8.7 Sustainable travel choice
- SP8.12 Motor vehicle transportation
- SP8.17 Parking
- DM1: Housing choice for sustainable communities
- DM10: Design and character
- DM13: Refuse and recycling
- DM16: Promoting Healthy Communities
- DM23: Development and construction
- DM25: Sustainable Drainage Systems and Reducing Flood Risk
- DM29: Promoting sustainable travel and reducing congestion
- DM30: Car and cycle parking in new development

7.5 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Suburban Design Guide Supplementary Planning Document 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Townscape and visual impact
- Housing Quality for future occupiers
- Residential amenity for neighbours
- Transport
- Sustainability

Principle of development

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The site is currently in residential use and has not been designated in the local plan, to be used for any other purpose. The dwelling to be demolished was not a 3-bed dwelling as originally built and the overall floor area exceeds 130sqm. As such, there is no specific requirement for the proposal to include a replacement 3 bed dwelling in accordance with the requirements of Croydon Local Plan 2018 Policy DM1.2. However, there is a strategic policy requirement, contained within CLP policy SP2.7, for 30% of new homes in the Borough to have 3 or more bedrooms. The proposed development aims to provide 1 X 3-bed, 5 person and 3 x 2 bed, 4 person units and, for the first three years of the adopted Local Plan, 2 bed, 4 person units would be considered family housing and would therefore contribute to such housing provision within the Borough. As 4 of the 7 proposed units would be considered family accommodation, there is no objection in principle to the proposed development provided that there are no other policy objections.

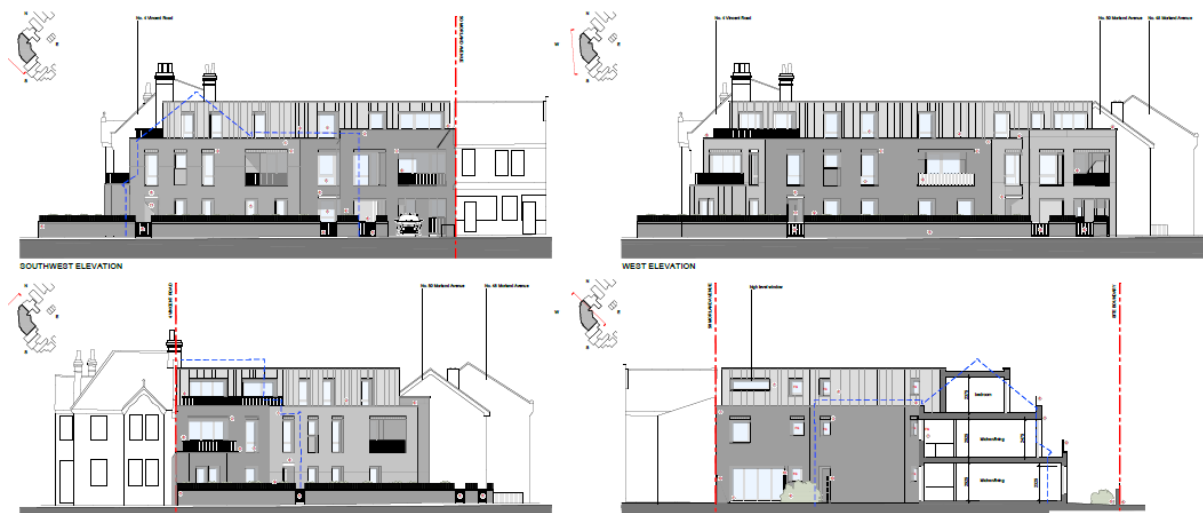
Townscape and visual impact



- 8.3 The site currently contains a single dwelling house which is two storeys in height with roof space over (3-storeys overall). The overall height of the proposed building would be three storeys which, when considering the roof form of the surrounding properties, would be in-keeping with the overall height of surrounding properties.
- 8.4 The proposed building would have brickwork to the ground and first floors which would be in-keeping with the materials used on the surrounding properties. The proposal originally proposed the use of mid-grey brickwork however it was considered that this colour would not generally exist in the immediate locality and this since been amended to red/multi brick which would be considered much more in-keeping. The final external materials could be secured by planning condition through the submission of physical samples to ensure that they are sympathetic to the surrounding built form.
- 8.5 The development would include a recessed third floor with standing seam zinc cladding which offers a distinguishing feature to the building. The proposed development would have a larger footprint than the current building occupying the plot and would make optimal use of the available land. Although close to the front site boundary, the building has been stepped back throughout the application process and there would be a landscaping buffer between the building and the road. The curved boundary of the site would lend itself to have a building built quite close to the front boundary and the

staggered form of the building and its associated openings and deep reveals would allow a degree of separation and relief from the front boundary at the north western and south western points of the site. The north facing bay closest to no.4 Vincent Road has also been reduced in width throughout the application process to add further relief and ensure it is more in-keeping with the width of the gabled frontage serving no.4. The window arrangement has also be rationalised and now correlates each floor of the proposed building creating a well-designed addition to Vincent Road.

8.6 The proposed development would be of a contemporary design rather than a pastiche of the Victorian properties that are in the immediate locality. The overall height and massing would not be at odds with the massing of the built form in the immediate locality and, although the built form would increase the overall footprint of the site, it is considered that the development would not constitute an overdevelopment of the site. The contemporary design rather than a Victorian pastiche would differentiate the building from the existing historic built form in the locality. The site is located on a road junction visible from Vincent Road and Morland Avenue and is therefore considered to be a corner plot. The Council’s Suburban Design Guide 2019 states that a contemporary and innovative approach would be acceptable and corner plots should seek to accommodate additional height and depth. It also states that the built form should respond to the positioning of neighbouring front elevations and that the stepping in footprint to maximise development potential of a corner plot would be an acceptable approach. As a result, a larger building on this corner location is acceptable from a design perspective. The building addresses the road junction location and creates a landmark building feature to the street scene which is considered appropriate in this case. Whilst the proposed development would differ from the predominant building forms in the area, it would not be significantly at odds with the built form of the surrounding properties and the proposal would therefore not have a detrimental impact on the character and appearance of the surrounding area.



Housing quality for future occupiers

8.7 The proposal results in an increased density on the site by seven additional residential units with a mix of 1 x 3-bed, five person, 3 x 2-bed, four person, 1 x 2-bed, three person units and 2 x 1-bed, two person units. The 3-bed, five person and 2-bed, three person units will be at ground floor level. The scheme exceeds the density matrix (200-

450) as set out within the London Plan at 500 habitable rooms per hectare however given the urban setting, the proximity of the site to the centre of Croydon and the acute need for new homes, it is considered an appropriate density for this site.

- 8.8 The ground floor units would need to be compliant with M4(2) of the Building Regulations providing step free access to these units for any future disabled residents and this would appear to be the case. The London Housing Design Guide standards 3.2.5 and 3.2.6 state that *“all dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift.”* As this development is three storeys high, it is not considered that a lift would need to be accommodated and it is considered that compliance with M4(2) rather than M4(3) would be acceptable in this case given the overall scale of the proposed development.
- 8.9 The National Space Standards and the London Plan states that 3-bed 5 person dwellings should provide a minimum internal floor space of 86m², 2-bed, 4 person dwellings should provide a minimum internal floor space of 70m², 2-bed, 3 person dwellings should provide a minimum internal floor space of 61m² and 1-bed, 2 person dwellings should provide a minimum internal floor space of 50m². The plans submitted indicate that all of the proposed units meet the relevant space standards measuring between 50sqm and 110sqm. Having assessed the room sizes and the associated fenestration detailing on the proposal, the habitable rooms of all proposed units would have a good outlook with the exception of the rear facing bedroom window of unit 6 on the third floor (which is served by a high level window). However, all other rooms within this unit would have a very good outlook and this arrangement would be similar to the outlook provided by a roof window serving a bedroom in the roof space. As such, it is not considered that this would result in significant impact upon the future occupiers to warrant the refusal of permission. All habitable rooms within the proposed building would all rooms, including the bedroom serving unit 6, would have adequate sized windows to allow a significant amount of natural light to enter all of the habitable rooms within the proposed units. Therefore, it is not considered that a significant solar gain would result given the linear nature of the windows and their recessed reveals.
- 8.10 The proposed development would include private outdoor amenity spaces to serve both ground floor units and third party comments raised the issue of poor natural light levels for future occupiers. However, the private amenity spaces at ground level would be south east facing and the overall depth of the spaces would allow sufficient natural light into these spaces.
- 8.11 All upper floor flats will have private amenity space in the form of balconies fronting Vincent Road. The first floor flats will predominantly have recessed balcony areas and the upper floor flats will have balconies which are flush with the build line below. They will provide private outdoor amenity space with sizes which are compliant with the London Plan Housing Standards. The window reveals will still allow sufficient natural light into the main units themselves. There is no communal rear garden however, having calculating the number of children that could use any play-space using the Croydon Local Plan and GLA policy documents, the development would require less than 5 square metres of play space based on the proposed 7 units. It is therefore considered that this on-site provision would not result in a significant amount of good quality play space for future occupiers and a more appropriate solution in this case would be to provide enhanced private amenity spaces to the units. All units exceed the space standard requirements, particularly the 3-bed ground floor unit and the

second floor 2-bed unit labelled 'unit 7'. Further consideration was given to the fact that the nature and location of this corner-plot site would mean that any communal space fronting onto Vincent Road could potentially create safety and surveillance concerns and the quality of the space would not be significantly high. The Council consider that this approach would be acceptable in this case and that, on balance, the standard of accommodation provided by the proposed development would be acceptable for all future occupiers.

Residential amenities of neighbouring occupiers



8.12 The building would adjoin the flank wall of the building to the north (no.4) however it will be set away from this building as it projects beyond the existing rear wall of no.4. The building has been redesigned throughout the application process so that it maintains a clear 45 degree angle between the built form and the rear facing windows of no.4 and the building continues to taper further away as it continues rearwards into the site. The separation distance from this building would be an improvement on the current arrangement however it is conceded that the building would be much deeper when viewed from the rear of no.4. As the building tapers away from the boundary with no.4 as it continues rearwards, it is not considered to have a significantly overbearing impact upon the adjoining property. The development has also been designed to ensure that it does not project beyond significantly beyond the existing rear wall of the adjoining property to the east (no.50 Morland Avenue). The applicant has undertaken a solar study which forms part of the Planning Statement demonstrating that, although some additional overshadowing would occur when compared to the existing situation, the design and massing of the development is such that any impact has been minimised and that the impact would not be significant upon the amenities of the occupiers of this adjacent building.

- 8.13 The proposed fenestration on the building has been designed to ensure that the windows do not have any undue impact upon the privacy of the adjoining occupiers (no.4 Vincent Road or no.50 Morland Avenue). All upper floor north east facing windows are capable of being obscure glazed (as they serve non-habitable rooms) or are high level to prevent an outlook upon the rear garden space of no.4. Obscure glazing can be controlled by planning condition. All other habitable room windows and balconies would maintain a generous separation distance from the existing properties on the other side of Vincent Road and no windows would directly overlook the rear garden of no.50 Morland Avenue.
- 8.14 With regards to potential noise impact from future occupiers, although the residential density on the site would increase the building would need to meet current Building Regulations standards which include relevant sound proofing measures. Therefore, it is not considered that seven residential units in an already dense urban location would result in a significant increase in noise disturbance to warrant the refusal of permission on these grounds. Noise and disturbance during construction works would be controlled by Environmental Health legislation relating to hours of construction and the need for site hoardings and are therefore not material planning considerations.
- 8.15 There is a separation distance of over 14 metres between the proposed building and the properties on the other side of Vincent Road and over 17 metres from the properties on the other side of Morland Avenue. In addition, there would be a significant separation distance from the existing properties in Leicester Road (approximately 20 metres at its closest point) and, given the proposed separation distances and window arrangement, the development would not have a significantly detrimental impact upon the amenities of the occupiers of the properties in either Vincent Road, Morland Avenue or Leicester Road. There would be no significant harm arising to any other residential amenity in the immediate locality.
- 8.16 With regards to third party comments not addressed above, concern was raised regarding the impact that the development would have upon the local doctor's surgeries and school place provision. Given the overall scale of the proposed development and the fact that only four family units are to be provided, it is not considered that the development would have a significant impact upon doctor's surgery and school provision to warrant the refusal of permission on these grounds. In addition, the development would be subject to the Community Infrastructure Levy (CIL), which would contribute financially to both health and education infrastructure.

Transport

- 8.17 The application site is in an area with a Public Transport Accessibility Level (PTAL) accessibility rating of 2 indicating moderately poor access to public transport links and an enhanced reliance on private motor vehicles. It has been noted that a Controlled Parking Zone (CPZ) extension has recently been implemented as of 18th March 2019 which now restricts on street parking within the vicinity of the site. Following an examination of census data (2011) for car ownership associated with flats in the Addiscombe Ward, it indicates the average car ownership for flats to be 0.45 cars per unit. Without any controls on car ownership, the expected car ownership for the development would be around 3 to 4 cars. Following a site inspection, it is considered that there is significant parking stress in the area and, although no parking stress survey was submitted with the application, the Council recommend that the applicant is required to enter into a Section 106 agreement preventing residents of the

development from applying for on-street parking permits. In addition, given the parking stress which exists in the area, a Construction Logistics Plan would also need to be submitted and approved prior to the start of construction and this could be secured by planning condition.

- 8.18 The proposal does include a car club space with electric charging and this approach is welcomed. It is appropriate for the developer to either lay out the on-site car club bay (at the developers expense) or provide a contribution to the Council to undertake the works. The developer should also provide funding for car club membership for all residents for a period of 3 years from first occupation and also requested that the car club parking space is accessible to the public (i.e. not gated). These requirements can be secured via the Section 106 agreement if permission is granted and this is considered to adequately mitigate the potential for additional parking stress.
- 8.19 Covered secure cycle storage is provided in accordance with the standards set out in the London Plan. Cycle parking is shown to be integral to the building and close to the main entrance with the capacity for 11 cycles to serve the future occupiers. The capacity of this store would meet London Plan requirements to serve future occupiers and would be secured by condition to ensure that it continues to conform with London Plan standards.

Refuse storage

- 8.20 Refuse storage is proposed to be integral to the fabric of the building and would be located close to the junction of Vincent Road and Morland Avenue. As it is integral, it would have no impact upon the character or appearance of the area and its location would be acceptable for refuse collection purposes. The agent has provided a layout plan showing that the capacity of this store would meet with the Council's latest Waste and Recycling Guidance and the implementation and retention of this would be secured by planning condition. The Council would require this area to be accessible for future refuse collections and access to the bin store would need to be arranged with the Waste and Recycling Team prior to completion of the development.

Sustainability

- 8.21 Conditions would be imposed requiring a 19% carbon dioxide emission reduction target and a water use target of 110L per head per day, in line with policy requirements. No renewable energy provisions have been shown on the submitted documentation however such provision will be secured by planning condition.

Flood Risk

- 8.22 The site itself is within an area which is at 'very low' risk of surface water flooding. Surface Water Drainage is proposed to be addressed via a combination of existing main sewer connections located on Vincent Road and SUDs in the form of permeable paving in order to disperse surface water and reduce water run-off. This approach is considered to be acceptable and the provision of SUDs can be controlled via a suitably worded planning condition.

Trees and Ecology

8.23 The proposed development would involve the loss of an on-site tree. The existing street trees are proposed to be retained. Arboricultural information submitted with the application has been assessed and the Council considered that the street trees to be retained can be adequately protected from damage during the construction phase and that the loss of an on-site tree can be adequately mitigated by the planting of a further three street trees which have been spread evenly across the site frontage and take into consideration the positioning of the existing street trees to maximise the spread and visual uplift from the roadside. The positioning of the trees will ensure safe access and egress from the car club space and would also allow refuse to be collected without causing access issues. In conclusion, the development would be acceptable from a tree perspective and the implementation of the street trees, including an appropriately chosen species, would be controlled by planning condition. It is not considered that the positioning of the proposed building would have a detrimental impact on the health (or future risk of intensive pruning) of the existing or proposed street trees.

8.24 The site does not have any known biodiversity or ecology designations. As such, it is considered that the development would not have any undue impact upon ecology or biodiversity. The landscaping for the development would be subject to a planning condition.

Conclusion

8.25 The proposal would result in the optimal redevelopment of the site which would contribute to local housing need by providing a total of seven new homes within the Borough. The development would not be significantly harmful to the character of the area and would not have a significant impact on the amenities of adjoining occupiers. Landscaping, parking and energy systems are all acceptable in principle and can be secured by condition. It is therefore recommended that planning permission is granted.

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

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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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.

16.01.2023 to 27.01.2023

Note: This list also includes those decisions made by Planning Committee and released in this time frame as shown within the level part of each case.

NOTE: The cases listed in this report can be viewed on the Council's Website.

Please note that you can also view the information supplied within this list and see more details relating to each application (including the ability to view the drawings submitted and the decision notice) by visiting our Online Planning Service at the Croydon Council web site (www.croydon.gov.uk/onlineplans).

Once on the Council web page please note the further information provided before selecting the Public Access Planning Register link. Once selected there will be various options to select the Registers of recently received or decided applications. Also; by entering a reference number if known you are able to ascertain details relating to a particular application. (Please remember to input the reference number in full by inserting any necessary /'s or 0's)

Ref. No. :	22/00530/FUL	Ward :	Addiscombe East
Location :	19 Ashburton Road Croydon CR0 6AP	Type:	Full planning permission

Proposal : Alterations to the building at the rear of the site and associated alterations as part of the proposed change of use from storage and leisure into a self-contained dwelling

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Date Decision: 23.01.23

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/03215/FUL

Ward : Addiscombe East

Location : 19 Ashburton Road
Croydon
CR0 6AP

Type: Full planning permission

Proposal : Alterations to the building at the rear of the site and associated alterations as part of the proposed change of use from storage and leisure into a self-contained dwelling

Date Decision: 23.01.23

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/03604/OUT

Ward : Addiscombe East

Location : 2A Addiscombe Avenue
Croydon
CR0 6LH

Type: Outline planning permission

Proposal : Details of layout and scale for Erection of one (1) two-storey detached dwellinghouse with habitable roof level and one (1) pair of two-storey semi-detached dwellinghouses with habitable roof levels (Use Class C3) (following demolition of existing two-storey dwellinghouse and detached garage), Associated amenity, cycle parking and waste storage spaces, and Alterations (Outline Application)

Date Decision: 23.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05003/GPDO

Ward : Addiscombe East

Location : 335 Lower Addiscombe Road
Croydon
CR0 6RG

Type: Prior Appvl - up to two storeys flats

Proposal : Erection of additional floor to comprise 1 x self contained 3 bedroom flat

Date Decision: 19.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/05015/FUL
Location : St Davids Court
100 Outram Road
Croydon
CR0 6XF

Ward : Addiscombe East
Type: Full planning permission

Proposal : Replacement of existing timber windows with double glazed uPVC.

Date Decision: 27.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05128/LP
Location : 125 Bingham Road
Croydon
CR0 7EN

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

Proposal : Installation of bifold doors to single storey rear extension (following removal of existing),

Date Decision: 24.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00029/PDO
Location : 65-127 Stroud Green Gardens
Croydon
CR0 7BJ

Ward : Addiscombe East
Type: Observations on permitted
development

Proposal : The proposed development comprises the installation of 6no. antennas, 2no. 300mm dishes, 3no. cabinets (all at roof level), and ancillary works thereto

Date Decision: 23.01.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04222/FUL
Location : Stephenson House
2 Cherry Orchard Road
Croydon
CR0 6BA

Ward : Addiscombe West
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Temporary change of use of fifth floor of Block B from office space (Use Class E(g)(i)) to educational learning institution (Use Class F1(a)) for a period of fifteen (15) years

Date Decision: 27.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04399/DISC
Location : Development Site Former Site Of
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Thames Water Sign-Off) 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: 16.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04454/DISC
Location : 40-60, 42 & 42A Cherry Orchard Road
Croydon
CR0 6BA

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (play space) attached to permission 18/03320/FUL for 'Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses'.

Date Decision: 17.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04731/FUL
Location : 215 Davidson Road
Croydon
CR0 6DP

Ward : Addiscombe West
Type: Full planning permission

Proposal : Single storey rear extension and rear roof extensions to facilitate the conversion of the property from a single family home into 2 flats, with associated changes to the fenestration and site alterations

Date Decision: 24.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	22/05034/DISC	Ward :	Addiscombe West
Location :	91 Clyde Road Croydon CR0 6SZ	Type:	Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) and 4 (Landscaping) of LPA ref: 22/01479/HSE (Alterations to landscaping and boundaries, erection of gas meter and installation of a sun tunnel, side canopy)

Date Decision: 18.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/05059/LP	Ward :	Addiscombe West
Location :	15 Chisholm Road Croydon CR0 6UQ	Type:	LDC (Proposed) Operations edged

Proposal : Extension to rear roof slope and installation of two (2) rooflights to front roofslope.

Date Decision: 24.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/05115/LP	Ward :	Addiscombe West
Location :	61 Cedar Road Croydon CR0 6UJ	Type:	LDC (Proposed) Operations edged

Proposal : Erection of rear dormer extension and installation of three rooflights on the front roofslope.

Date Decision: 17.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/05116/GPDO	Ward :	Addiscombe West
Location :	61 Cedar Road Croydon CR0 6UJ	Type:	Prior Appvl - Class A Larger House Extns

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

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Date Decision: 19.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05237/HSE
Location : 87 Rymer Road
Croydon
CR0 6EF

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single storey side/infill extension.

Date Decision: 25.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01673/FUL
Location : 339A Whitehorse Road
Croydon
CR0 2HS

Ward : Bensham Manor
Type: Full planning permission

Proposal : Proposed internal change to the lower ground floor level units to amalgamate the hallway of the existing lower ground floor unit Flat D into Flat E

Date Decision: 16.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02166/FUL
Location : 91 Beverstone Road
Thornton Heath
CR7 7LX

Ward : Bensham Manor
Type: Full planning permission

Proposal : Construction of new two storey two bedroom dwellinghouse adjoining 91 Bevertson Road

Date Decision: 26.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04908/FUL

Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Flat 2, 56 Kimberley Road
Croydon
CR0 2PU
Type: Full planning permission

Proposal : Alterations including erection of a balcony with railings above rear extension
(retrospective)

Date Decision: 26.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02099/FUL
Location : 172 North End
Croydon
CR0 1UF
Ward : **Broad Green**
Type: Full planning permission

Proposal : Installation of new shopfront and protective railing at rear roof top; erection of extract flue at rear and change of use from A1 (retail) to a mixed restaurant/take-away (A3/A5) (now Class E).

Date Decision: 23.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03038/FUL
Location : Flat 1 & Flat 2, 20 Lennard Road
Croydon
CR0 2UL
Ward : **Broad Green**
Type: Full planning permission

Proposal : Sub-division of a 3-bedroom residential flat (Use Class C3) to provide 1 x 1-bedroom and 1 x 2-bedroom residential flats (Use Class C3). (Retrospective application)

Date Decision: 24.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03625/LE
Location : Flat 1 & Flat 2, 54 Bensham Lane
Croydon
CR0 2RR
Ward : **Broad Green**
Type: LDC (Proposed) Use edged

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Existing use application to confirm rear dormer extension constructed for over a 4 year period.

Date Decision: 20.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03964/ADV
Location : 14 Daniell Way
Croydon
CR0 4YJ

Ward : Broad Green
Type: Consent to display advertisements

Proposal : Installation of 2no. illuminated signs and 1no. illuminated screen

Date Decision: 16.01.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04370/FUL
Location : 44 & 44A Miller Road
Croydon
CR0 3JY

Ward : Broad Green
Type: Full planning permission

Proposal : Erection of a two storey side extension, first floor front extension and part single part two storey rear extension (amended description)

Date Decision: 23.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04558/DISC
Location : 56 - 58 Factory Lane
Croydon
CR0 3RL

Ward : Broad Green
Type: Discharge of Conditions

Proposal : Partial Discharge of condition 19 (Contamination) (relating to parts i) site investigation and ii) strategy) attached to planning permission 21/06012/FUL for the Demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment two storey height unit with ancillary office accommodation, associated external yard areas, HGV, altered vehicle access, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 16.01.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04566/DISC **Ward : Broad Green**
Location : 56 - 58 Factory Lane **Type: Discharge of Conditions**
Croydon
CR0 3RL

Proposal : Discharge of condition 3 (External facing materials) attached to planning permission 21/06012/FUL for the Demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment two storey height unit with ancillary office accommodation, associated external yard areas, HGV, altered vehicle access, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 16.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04649/FUL **Ward : Broad Green**
Location : 57 Ockley Road **Type: Full planning permission**
Croydon
CR0 3DS

Proposal : Erection of a 2 storey building to rear comprising of 2 x 1 bedroom self contained flats.

Date Decision: 25.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04871/HSE **Ward : Broad Green**
Location : 46 Nova Road **Type: Householder Application**
Croydon
CR0 2TL

Proposal : Erection of single storey rear extension

Date Decision: 24.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04873/DISC **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 56 - 58 Factory Lane
Croydon
CR0 3RL
Type: Discharge of Conditions

Proposal : Discharge of condition 11C (cycle parking) attached to planning permission for 21/06012/FUL for demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment unit with ancillary office accommodation, associated external yard areas, HGV, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 16.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04921/DISC
Location : 56 - 58 Factory Lane
Croydon
CR0 3RL
Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Discharge of condition 20 (Drainage scheme) attached to planning permission 21/06012/FUL for the Demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment two storey height unit with ancillary office accommodation, associated external yard areas, HGV, altered vehicle access, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 19.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04960/LP
Location : 68 Miller Road
Croydon
CR0 3JY
Ward : **Broad Green**
Type: LDC (Proposed) Operations edged

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

Date Decision: 18.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/05010/PA8
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 13 - 28 Sumner Gardens
Croydon
CR0 3LP

Type: Telecommunications Code
System operator

Proposal : Rooftop telecoms upgrade with proposed installation of a stub tower and 12No. ERS's.
Proposed removal and replacement of existing 6No. antennas with proposed 3No.
antennas and associated ancillary works.

Date Decision: 24.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00868/FUL

Ward : **Crystal Palace And Upper
Norwood**

Location : 11 Harold Road
Upper Norwood
London
SE19 3PU

Type: Full planning permission

Proposal : Continued use of the site as a nursery (Use Class E) and increase the number of children
from 61 to 90. Erection of refuse and cycle storage facilities and associated works.

Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01089/FUL

Ward : **Crystal Palace And Upper
Norwood**

Location : 14 Preston Road
Upper Norwood
London
SE19 3HG

Type: Full planning permission

Proposal : Erection of two-storey detached dwellinghouse with habitable loft space (Use Class C3),
Associated amenity, cycle parking, landscaped, off-street vehicle parking, and waste
storage spaces, and Associated alterations including erection of boundary treatments
and formation of vehicle crossover

Date Decision: 17.01.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. :	22/05017/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	275 Church Road Upper Norwood London SE19 2QQ	Type:	Full planning permission

Proposal : Replacement of existing timber windows with timber double glazed at front and uPVC double glazed at the rear.

Date Decision: 27.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/05114/LP	Ward :	Crystal Palace And Upper Norwood
Location :	28 Oxford Road Upper Norwood London SE19 3JH	Type:	LDC (Proposed) Operations edged

Proposal : Erection of rear dormer and extension of pipe at rear.

Date Decision: 19.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/05213/LP	Ward :	Crystal Palace And Upper Norwood
Location :	31 Convent Hill Upper Norwood London SE19 3QX	Type:	LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope and installation of two (2) rooflights into front roofslope.

Date Decision: 25.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/05275/CAT **Ward : Crystal Palace And Upper Norwood**

Location : Rochdale
45 Central Hill
Upper Norwood
London
SE19 1BP
Type: Works to Trees in a Conservation Area

Proposal : T3 Silver Birch (x1) - Reduce height by 4m and width by 1m.
T4 Silver Birch (x1) - Reduce height by 2.5m and width by 1m.

Date Decision: 18.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05276/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 10A South Vale
Upper Norwood
London
SE19 3BA
Type: Works to Trees in a Conservation Area

Proposal : G1 Cherry & Sycamore - Reduce heights by 3-3.5m and width by 1.5m.

Date Decision: 18.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05320/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 11 Turkey Oak Close
Upper Norwood
London
SE19 3PJ
Type: Works to Trees in a Conservation Area

Proposal : T1 Acacia: Fell

Date Decision: 18.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/05353/CAT Ward : **Crystal Palace And Upper Norwood**
Location : 203 Church Road Type: Works to Trees in a Conservation Area
Upper Norwood
London
SE19 2PS

Proposal : G1: 6 x Sycamores and 1 x small Holly: Fell and remove stump
G2: 13 x Sycamores: Fell and remove stump
T3, T4, T5, T6: 4 x Sycamores: Fell and remove stump

Date Decision: 18.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05362/CAT Ward : **Crystal Palace And Upper Norwood**
Location : Norwood Heights Shopping Centre Type: Works to Trees in a Conservation Area
Westow Hill
Upper Norwood
London

Proposal : TG2 Mixed Species Group incl. Prunus and Pear of MWA Arboricultural Report
Works: Remove (fell) to nearest tree to near ground level and grub out/grind out stump to inhibit regrowth. Do not allow remainder to exceed current dimensions.

TG3 Mixed Species Group incl. Acer and Prunus of MWA Arboricultural Report
Revised recommendation: Remove (fell) to nearest tree to near ground level and grub out/grind out stump to inhibit regrowth. Do not allow remainder to exceed current dimensions.

Reason: Clay shrinkage subsidence damage at 42-44 Westow Street, SE19 3AH

NOTE: Previous notification 21/04755/CAT for works to TG1 - works completed March 2022, No Objection letter submitted with this notification.

Date Decision: 24.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00178/FUL Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 204 Brighton Road
Coulsdon
CR5 2NF
Type: Full planning permission

Proposal : Alterations to existing extraction system on roof

Date Decision: 20.01.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/00798/FUL
Location : Callum House
26 The Drive
Coulsdon
CR5 2BL
Ward : **Coulsdon Town**
Type: Full planning permission

Proposal : Demolition of existing 2 storey detached property in use as a care home (C2 use class) and Erection of a part 3 and part 4 storey building comprising 8 x self contained residential flats (C3 use class) to include alterations to land levels, hard and soft landscaping, private and communal outdoor amenity spaces and play area, car parking areas, refuse and cycle storage, and new crossover on The Wend to parking area.

Date Decision: 27.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01464/FUL
Location : 31 Hollymeoak Road
Coulsdon
CR5 3QA
Ward : **Coulsdon Town**
Type: Full planning permission

Proposal : Demolition of the existing house and side garage and erection of four storey building to provide 8 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Date Decision: 26.01.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/02897/HSE
Location : 58 Reddown Road
Coulsdon
CR5 1AX
Ward : **Coulsdon Town**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Alterations including the erection of a single storey rear extension including raised terrace, two storey side extension, roof extension and creation of basement room.

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03157/HSE
Location : 1 Stoney Cottages
Hollymeoak Road
Coulsdon
CR5 3QA

Ward : Coulsdon Town
Type: Householder Application

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

Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04563/FUL
Location : 7 Bramley Avenue
Coulsdon
CR5 2DR

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Demolition of existing detached dwelling house, garage and outbuildings and replacement with a block of nine new apartments over 2 floors plus roof and lower level. Associated landscape and parking.

Date Decision: 19.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04994/HSE
Location : 38 The Netherlands
Coulsdon
CR5 1ND

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a replacement dormer to the front roofslope.

Date Decision: 16.01.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/05005/DISC **Ward : Coulsdon Town**
Location : 27A And 29 The Grove Type: Discharge of Conditions
Coulsdon
CR5 2BH

Proposal : Discharge Condition 3 (Construction Logistics and Management Plan) attached to Planning Permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05025/LP **Ward : Coulsdon Town**
Location : 25 Woodplace Lane Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1NE

Proposal : Demolition of existing rear extension and conservatory and erection of a single storey side and a 2 storey rear extension

Date Decision: 26.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05043/LP **Ward : Coulsdon Town**
Location : 105 St Andrews Road Type: LDC (Proposed) Operations
Coulsdon edged
CR5 3HJ

Proposal : Erection of hip to gable and rear dormer includes installation of three rooflights on front roof slope

Date Decision: 16.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05949/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Wandle Road Car Park Type: Discharge of Conditions
Wandle Road
Croydon
CR0 1DX

Proposal : Discharge of Condition 22 (Electric Vehicle Charge Points) pursuant to Planning Permission Ref 17/06318/FUL dated 18 January 2019 (Wandle Road).

Date Decision: 26.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06017/DISC Ward : **Fairfield**
Location : 83 - 85 High Street Type: Discharge of Conditions
Croydon
CR0 1QF

Proposal : Discharge of conditions 3 (constructions logistic plan), 4 (detailed drawings), 5 (landscaping and planting), and 6 (archaeological investigation) of application 20/03346/FUL for Proposed rear additions and other external alterations to facilitate the use of the lower ground and part of the ground floor as retail space with a total of five flats at ground floor and on the upper levels - approved on 6.11.2020.

Date Decision: 24.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02148/DISC Ward : **Fairfield**
Location : Boulevard Point Type: Discharge of Conditions
15 Scarbrook Road
Croydon
CR0 9XN

Proposal : Discharge of Condition 10 (Permeability Of Hardstanding), Condition 11 (Security Lighting) and Condition 21 (Surface Water Drainage) on planning permission number 15/01462/P approved on 04/01/2018, with reference to 19/02440/NMA approved on 30/07/2019.

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02493/FUL Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Boulevard Point
15 Scarbrook Road
Croydon
CR0 9XN
Type: Full planning permission

Proposal : Erection of an additional storey to provide three residential units.

Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03083/FUL
Location : 75C George Street
Croydon
CR0 1LD
Ward : **Fairfield**
Type: Full planning permission

Proposal : Demolition of existing (rear) commercial buildings and erection of 2 x 3-bed and 2 x 1-bed residential dwellinghouses with associated vehicle manoeuvring area, private amenity space, bin and cycle storage.

Date Decision: 23.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03790/DISC
Location : Cambridge House, 16-18 Wellesley Road
Croydon
CR0 2DD
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Details pursuant to condition 12 (cycle and refuse storage) as per p.p. 16/03368/P granted for Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03951/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Cambridge House
16-18 Wellesley Road
Croydon
CR0 2DD
Type: Discharge of Conditions

Proposal : Details pursuant to condition 13 (Delivery and Service plan) as per p.p. 16/03368/P granted for Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04076/LE
Location : Ground Floor Flat
21A West Street
Croydon
CR0 1DG
Ward : **Fairfield**
Type: LDC (Existing) Use edged

Proposal : Continued Use of Ground Floor/Basement Flat as a three bedroom HMO

Date Decision: 19.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04120/DISC
Location : Land Adjoining East Croydon Station,
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon
Ward : **Fairfield**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Discharge of Conditions 41 (CCTV details) and 71 (part F only) (CCTV equipment and any other security fixtures) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for the erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151, 420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b)); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces.

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04203/DISC

Ward : **Fairfield**

Location : Cambridge House
16-18 Wellesley Road
Croydon
CR0 2DD

Type: Discharge of Conditions

Proposal : Details pursuant to condition 19 (signage strategy for the public realm) as per p.p. 16/03368/P granted for Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces

Date Decision: 27.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04330/DISC

Ward : **Fairfield**

Location : 16 Wellesley Road
Croydon

Type: Discharge of Conditions

Proposal : Details pursuant to conditions 4 (contamination) and 5 (remediation strategy) of planning permission 16/03368/P Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces

Date Decision: 20.01.23

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04561/ADV
Location : Tesco, Saffron Square
Wellesley Road
Croydon
CR9 2BY

Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : Installation of 5 no. fascia signs, 2 no. projecting signs and 8 no. vinyls

Date Decision: 25.01.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04660/FUL
Location : 77A George Street
Croydon
CR0 1LD

Ward : **Fairfield**
Type: Full planning permission

Proposal : Change of use form B1a (E) to C3, Conversion of offices to 3No. 1 bed 2 person flats with associated cycle and refuse store.

Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04919/GPDO
Location : Capitan House
1C Church Road
Croydon
CR0 1SG

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

Proposal : Change of use of first, second, and third floors from office (Use Class E) to residential (Use Class C3) to provide 3no. flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 17.01.23

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/04920/GPDO
Location : 254 High Street
Croydon
CR0 1NF

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

Proposal : Prior approval application for change of use from office (Class E) to residential (Class C3) resulting in 8 residential units and associated cycle and refuse storage facilities.

Date Decision: 19.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/05079/NMA
Location : 6-44 Station Road And Queens Hall Car
Park, Poplar Walk, Croydon (St Michael's
Square)

Ward : Fairfield
Type: Non-material amendment

Proposal : Non Material Amendment (relating to planning approval 20/04010/CONR) for the Erection of 21 and 25 storey part residential part commercial buildings and associated works.

Date Decision: 18.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05177/ENV
Location : 1-5 Lansdowne Road And 30-32 Wellesley
Road
Croydon
CR0 2BX

Ward : Fairfield
Type: Environmental Impact
Screening Opinion

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for the demolition for the existing buildings and construction of new buildings to the maximum height of 230mAOD and up to 50-storeys, based on 3150mm floor to floor across the typical residential levels and taller heights for the lower and top levels/roof. Proposed Development will provide:
Up to 825no. residential units
Up to 6,500 sqm (GIA) of commercial floorspace, including office and retail floorspace, both of which now fall under Use Class E. This will be located on the lower floors, with an active ground floor promoting commercial operations including retail, café and restaurant uses
Up to 30no. car parking spaces for blue badge users
Up to 1,600 cycle parking spaces with an additional 50 space at ground level for short stay provision; and
Associated access and servicing, car / cycle parking, and landscaped pedestrian walkways

Date Decision: 16.01.23

Environmental Impact Assessment Not Req.

Level: Delegated Business Meeting

Ref. No. : 23/00230/NMA

Ward : Fairfield

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

Type: Non-material amendment

Proposal : Non-Material Amendment to condition 33 (Reduction in Carbon Emissions) of application ref: 17/06318/FUL.

Date Decision: 27.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05485/RSM

Ward : Kenley

Location : 10 Cedar Walk
Kenley
CR8 5JL

Type: Approval of reserved matters

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

Date Decision: 23.01.23

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Approved

Level: Planning Committee - Minor Applications

Ref. No. : 22/00135/DISC **Ward : Kenley**
Location : 10 Cedar Walk Type: Discharge of Conditions
Kenley
CR8 5JL
Proposal : Discharge of Conditions 5 (Cycle and Refuse), 6 (Demolition/Constructions Logistics Plan), 7 (SUDS) and 8 (Disabled Parking and EVCPs) attached to outline planning permission ref. 20/02410/OUT for the proposed demolition of side extension to existing house to allow access to the rear and the construction of 4 new two storey dwellings with associated amenity space, the provision of 8 parking spaces and cycling space.
Date Decision: 24.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04405/FUL **Ward : Kenley**
Location : 1 New Barn Lane Type: Full planning permission
Whyteleafe
CR3 0EX
Proposal : S.73A - RETROSPECTIVE APPLICATION - Proposed New build of 1no. 2 bed 1.5 storey, 2no. 3 bed 2.5 storey terrace with associated parking and landscaping.
Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04444/DISC **Ward : Kenley**
Location : Highfield Lodge Type: Discharge of Conditions
90A Higher Drive
Purley
CR8 2HJ
Proposal : Discharge of condition 10 (cycle and refuse) attached to permission 19/04119/FUL dated 12/08/2020 for 'Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.'
Date Decision: 18.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04711/DISC **Ward : Kenley**
Location : Little Hayes Nursing Home Type: Discharge of Conditions
29 Hayes Lane
Kenley
CR8 5LF

Proposal : Discharge of condition 1 (surface water drainage scheme) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area

Date Decision: 19.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04813/DISC **Ward : Kenley**
Location : 98 Higher Drive Type: Discharge of Conditions
Purley
CR8 2HL

Proposal : Discharge of condition 6 (landscaping) attached to permission 21/04358/FUL dated 11.05.2022 for Demolition of existing house and erection of a 3-4 storey block comprising 9 flats with 9 car parking spaces and associated landscaping.

Date Decision: 16.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00024/DISC **Ward : Kenley**
Location : 44 Abbots Lane Type: Discharge of Conditions
Kenley
CR8 5JH

Proposal : Discharge of condition 2 (materials) and condition 7 (construction method statement) of 19/04071/FUL for the erection of detached chalet bungalow at rear, formation of vehicular access and provision of associated parking.

Date Decision: 20.01.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/04515/HSE
Location : 136 North Walk
Field Way
Croydon
CR0 9ET

Ward : New Addington North
Type: Householder Application

Proposal : Installation of access ramp to the rear elevation of the dwelling.

Date Decision: 23.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00108/PDO
Location : Lodge Lane
Forestdale
Croydon
CRO 0TA

Ward : New Addington North
Type: Observations on permitted
development

Proposal : Installation of District Metering equipment comprising a control pillar and associated communications mast.

Date Decision: 17.01.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05734/FUL
Location : Land Rear Of 56-59 Central Parade
Croydon
CR0 0JD

Ward : New Addington South
Type: Full planning permission

Proposal : Construction of a single storey dwelling, with associated works

Date Decision: 25.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05236/HSE

Ward : New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 89 Overbury Crescent
Croydon
CR0 0LS
Type: Householder Application

Proposal : Erection of two-storey side extension following garage conversion. Erection of single-storey rear extension. Conversion of detached rear garage into a granny annex.

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04805/HSE
Location : 1 Groveland Avenue
Norbury
London
SW16 3BD
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of first floor side extension with extended gable end roof and one rooflight to rear roofslope.

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04963/HSE
Location : 4 Buckingham Avenue
Thornton Heath
CR7 8AS
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of a two storey side extension to the house

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05126/PA8
Location : Kensington Avenue/Green Lane Street Works
Kensington Avenue/Green Lane
Thornton Heath
SW16 3BA
Ward : **Norbury Park**
Type: Telecommunications Code System operator

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Proposed 5G telecoms installation: H3G 15m mast and additional equipment cabinets.

Date Decision: 18.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02746/FUL

Ward : Norbury And Pollards Hill

Location : 1453A London Road
Norbury
London
SW16 4AQ

Type: Full planning permission

Proposal : Alterations, demolition of existing rear/side extension and erection of single-storey side/rear extension, L-shaped rear dormer extension and external staircase, alterations to shopfront to provide additional entrance door and provision of replacement rooflight in front roofslope.

Date Decision: 19.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03118/HSE

Ward : Norbury And Pollards Hill

Location : 1B Pollards Hill East
Norbury
London
SW16 4UX

Type: Householder Application

Proposal : Alteration of roof from hipped to gable with four (4) rooflights on front roofslope and dormer projection on rear roofslope, and Associated alterations

Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03597/FUL

Ward : Norbury And Pollards Hill

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Norbury Hall Residential Care Home Type: Full planning permission
55 Craignish Avenue
Norbury
London
SW16 4RW

Proposal : Alterations, erection of 6x dormer windows in south elevation

Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03920/LBC **Ward : Norbury And Pollards Hill**
Location : Norbury Hall Old Peoples Home Type: Listed Building Consent
55 Craignish Avenue
Norbury
London
SW16 4RW

Proposal : Alterations, erection of 6x dormer windows in south elevation

Date Decision: 26.01.23

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 22/04302/HSE **Ward : Norbury And Pollards Hill**
Location : 130 Tylecroft Road Type: Householder Application
Norbury
London
SW16 4TE

Proposal : Erection of single storey rear extension

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04671/FUL **Ward : Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Garage Site Land Adjacent To 1 Dunbar Avenue
Norbury
London
SW16 4SB
Type: Full planning permission
Proposal : Demolition of the existing garage and erection of a 2 storey detached house

Date Decision: 23.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04949/HSE
Location : 25 Colebrook Road
Norbury
London
SW16 5QS
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 19.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05028/DISC
Location : 82 Pollards Hill North
Norbury
London
SW16 4NY
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Construction Logistics Plan), 6 (Materials), and Condition 15 (Structural Stability Investigation) attached to planning permission ref. 20/03623/FUL for Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02482/DISC
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : Land At Rear Of 50 Taunton Lane Type: Discharge of Conditions
Coulsdon
CR5 1SE

Proposal : Discharge of condition number 5 (Part 2 - visibility splays) attached to planning permission ref. 21/02947/CONR (Variation of condition 1 (documents and drawings) attached to planning permission ref. 19/03151/FUL (Erection of one bedroom detached bungalow on footprint of partially built garages to side/rear of 50 Taunton Lane).

Date Decision: 19.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04315/HSE Ward : **Old Coulsdon**
Location : 70 Bradmore Way Type: Householder Application
Coulsdon
CR5 1PB

Proposal : Erection of upward extension, rear canopy, rear decking area and proposed front garden landscaping. Alterations to fenestration and roof elevations, including installation of rooflights on front and rear roofslope and solar panels.

Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04885/HSE Ward : **Old Coulsdon**
Location : 44 Keston Avenue Type: Householder Application
Coulsdon
CR5 1HN

Proposal : Proposed demolition of existing outbuilding, new ancillary outbuilding and all associated works.

Date Decision: 16.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04900/HSE Ward : **Old Coulsdon**
Location : 54 The Glade Type: Householder Application
Coulsdon
CR5 1SL

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Erection of an outbuilding in the rear garden to be used a granny annex with associated landscaping.

Date Decision: 18.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00035/LP

Ward : Old Coulsdon

Location : 161 Coulsdon Road
Coulsdon
CR5 1EG

Type: LDC (Proposed) Operations
edged

Proposal : LOFT CONVERSION WITH REAR DORMER AND ROOFLIGHTS ON FRONT
ELEVATION

Date Decision: 17.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00214/PDO

Ward : Old Coulsdon

Location : O/S 155 Caterham Drive
Coulsdon
CR5 1JR

Type: Observations on permitted
development

Proposal : Installation of 1x 9 metre wooden pole (7.2m above ground).

Date Decision: 26.01.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04881/FUL

Ward : Park Hill And Whitgift

Location : 165A & 165B Coombe Road
Croydon
CR0 5SQ

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Proposed single storey rear extension and internal alterations to existing ground floor flats resulting in two 2 -bedroom flats.

Date Decision: 25.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05013/DISC
Location : 114 Addiscombe Road
Croydon
CR0 5PQ

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3a (materials), 12 (security lighting) attached to Planning permission 19/05965/FUL for Demolition of existing building and erection of two dwelling houses with off street parking.

Date Decision: 24.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05373/FUL
Location : 108 - 114 & 118 - 120
Pampisford Road
London
Purley
CR8 2NF

Ward : Purley Oaks And Riddlesdown
Type: Full planning permission

Proposal : The demolition of 6 no. detached dwelling houses and the construction of 5 buildings of up to 4 storeys in height (plus roof accommodation and basement), providing 67 new homes with landscaping, car parking provision, refuse storage and associated works.

Date Decision: 16.01.23

Permission Refused

Level: Planning Committee

Ref. No. : 21/06095/FUL

Ward : Purley Oaks And Riddlesdown

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 20 Riddlesdown Avenue
Purley
CR8 1JG
Type: Full planning permission

Proposal : Demolition of existing dwelling and the erection of a new building comprising 7 new dwellings with associated parking, landscaping and cycle/refuse facilities.

Date Decision: 27.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00419/FUL
Ward : **Purley Oaks And Riddlesdown**

Location : 9 The Spinney
Purley
CR8 1AB
Type: Full planning permission

Proposal : Demolition of existing property and garage and erection of 5 x 3 storey town houses with associated parking & landscaping

Date Decision: 27.01.23

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

Level: Planning Committee - Minor Applications

Ref. No. : 22/01625/DISC
Ward : **Purley Oaks And Riddlesdown**

Location : 33 Purley Downs Road
Purley
CR8 1HA
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Construction logistics plan) attached to planning consent 19/02276/FUL for the demolition of existing buildings on site and the redevelopment of the site to provide 267 sqm of commercial floorspace (B1/B8) and 37 residential units, with associated landscaped areas including children's play space, parking, cycle store and refuse store.

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01689/HSE
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 126 Riddlesdown Road
Purley
CR8 1DE
Type: Householder Application

Proposal : Alterations, increase in roof height to existing single storey front element, garage conversion, erection of single storey rear extension and alterations/patio area at rear with steps

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03208/FUL
Ward : **Purley Oaks And Riddlesdown**
Location : 85 Purley Downs Road
South Croydon
CR2 0RJ
Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and erection of a three storey building comprising 9 flats, alterations/widening of existing vehicular access, formation of access road, provision of associated parking, cycle parking, bin store and hard and soft landscaping.

Date Decision: 20.01.23

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

Level: Delegated Business Meeting

Ref. No. : 22/03508/FUL
Ward : **Purley Oaks And Riddlesdown**
Location : 1 Riddlesdown Avenue
Purley
CR8 1JH
Type: Full planning permission

Proposal : Demolition of existing side garage, erection of a two-storey dwelling with raised rear patio, parking provision for both houses, excavation of front lightwell and landscaping.

Date Decision: 23.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04967/LP
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 180 Riddlesdown Road
Purley
CR8 1DF
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension, rear dormer and installation of two rooflights on front roof slope

Date Decision: 23.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05031/LP
Location : 110C Whytecliffe Road North
Purley
CR8 2AS
Ward : **Purley Oaks And
Riddlesdown**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer includes installation of three rooflights on front roof slope

Date Decision: 16.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05065/HSE
Location : 96 Mount Park Avenue
South Croydon
CR2 6DJ
Ward : **Purley Oaks And
Riddlesdown**
Type: Householder Application

Proposal : Demolition of existing garage and erection of a rear and side single storey extension (retrospective application).

Date Decision: 24.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00171/LP
Ward : **Purley Oaks And
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 59 Purley Bury Avenue
Purley
CR8 1JF
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of garage to a bathroom.

Date Decision: 25.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05787/FUL
Location : 17 Hartley Old Road
Purley
CR8 4HH
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Demolition of existing house and garage and erection of block of 8 residential flats with associated parking and landscaping.

Date Decision: 26.01.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/03060/HSE
Location : 44 Foxley Lane
Purley
CR8 3EE
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations including excavation of raised land to the rear garden and erection of a single storey rear extension including patio.

Date Decision: 24.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03859/DISC
Location : 5 Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Discharge of condition number 14 (drainage) attached to planning permission ref. 20/03470/FUL (Demolition of dwellinghouse and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping (amended plans and description).

Date Decision: 18.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04306/HSE
Location : 48 Smitham Downs Road
Purley
CR8 4NE

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of first floor rear extension.

Date Decision: 23.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04493/FUL
Location : Spindlewood
Farm Drive
Purley
CR8 3LP

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing single storey dwelling, detached double garage and various outbuildings and erection of 2 storey 6 bed dwelling with detached garage.

Date Decision: 23.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04673/FUL
Location : 14 Oakwood Avenue
Purley
CR8 1AQ

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of existing detached dwelling house and replacement 2 new detached dwelling houses with associated landscape and parking.

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Date Decision: 25.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04924/PA8
Location : Land At Foxley Lane (Fronting 97 Foxley Lane)
Purley
CR8 3HP

Ward : Purley And Woodcote
Type: Telecommunications Code System operator

Proposal : The proposed installation of 20m Orion streetworks pole, supporting 6 no antennas within, 2 no dishes, addition of 1 no York Cabinet and 1 no Shire cabinet together with ancillary development thereto.

Date Decision: 16.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04987/FUL
Location : 1A Woodcote Valley Road
Purley
CR8 3AH

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Alterations; erection of rear extensions at first and second floor level, amendments to the roof form including enlarged rear dormer, and sub-division of the property into 5 flats with associated car parking, bin and bike storage.

Date Decision: 25.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04996/HSE
Location : 61 Selcroft Road
Purley
CR8 1AL

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of single-storey rear extension, part two-storey/ part single-storey side extension, alterations to elevations and internal alterations

Date Decision: 25.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05018/OUT
Location : 31 Pampisford Road
Purley
CR8 2NG

Ward : Purley And Woodcote
Type: Outline planning permission

Proposal : Sub-division of the existing site; alterations to existing garage to provide a new access route; erection of single storey dwelling to the rear of the site with roof accommodation and associated private amenity space.

Date Decision: 24.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05023/FUL
Location : 66 Brighton Road
Purley
CR8 2LJ

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of garages and alterations including erection of two-storey side extension and part-single/part two-storey rear extensions, rear dormer roof extension and provision of roof terraces to provide two additional flats with associated landscaping, car parking, cycle and waste storage

Date Decision: 27.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05069/HSE
Location : 60 Manor Wood Road
Purley
CR8 4LF

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations. Erection of first floor side/rear/front extension

Date Decision: 26.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05287/LP
Location : 49 Manor Wood Road
Purley
CR8 4LJ

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

Proposal : Erection of single storey rear extension. Conversion of loft to habitable space with erection of 1x dormer to south side roof slope, 1x dormer to north side roof slope, and 1x dormer to rear roof slope. Installation of two rooflights to front roof slope.

Date Decision: 24.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05340/DISC
Location : 14 Briar Hill
Purley
CR8 3LE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (construction logistic plan), condition 4 (section drawings), condition 5 (materials) and condition 14 (tree protection) of planning reference 22/02207/HSE for the Demolition of existing rear extension roof and construction of a two-storey side extension, part one/ part two-storey rear extension and alterations to the existing house.

Date Decision: 20.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04925/FUL
Location : 44 Sanderstead Hill
South Croydon
CR2 0HA

Ward : Sanderstead
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a 4 storey building (including accommodation in the roof) comprising 9 flats with associated car and cycle parking, new vehicular access, landscaping, land level alterations, and refuse storage.

Date Decision: 26.01.23

Not Determined application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04010/HSE
Location : 5 Norfolk Avenue
South Croydon
CR2 8BT

Ward : **Sanderstead**
Type: Householder Application

Proposal : Alterations including erection of a single storey rear extension and raised patio.

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04394/TRE
Location : 17 Hill Barn
South Croydon
CR2 0RU

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

Proposal : T1. Common Beech. Crown Reduce by 2-2.5m
(TPO no.145)

Date Decision: 18.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04474/HSE
Location : 54 Heathhurst Road
South Croydon
CR2 0BA

Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of single storey outbuilding in rear garden.

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04482/DISC
Location : 70 Arkwright Road
South Croydon
CR2 0LL

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

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Discharge of conditions 2 (visibility splays, lighting, refuse, cycle details), 3 (CLP) ,4 (materials), 5 (landscaping), 7 (EVCP), 8 (highways works) & 9 (CO2) 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: 18.01.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04627/HSE
Location : 14 The Ridge Way
South Croydon
CR2 0LE

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of single storey side and front extension with installation of rooflights on the rear roofslope following partial demolition of existing garage. Alterations to fenestration and erection of front boundary walls and gates.

Date Decision: 26.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04896/DISC
Location : 18 Rectory Park
South Croydon
CR2 9JN

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (landscaping) and 10 (ecology) attached to planning permission ref. 21/03703/FUL for the demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description).

Date Decision: 17.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04946/GPDO
Location : 17 Montague Avenue
South Croydon
CR2 9NL

Ward : Sanderstead
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.54 metres

Date Decision: 17.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04977/HSE
Location : 9 Mitchley View
South Croydon
CR2 9HQ

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations and erection of two single storey rear/side extensions.

Date Decision: 16.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04999/DISC
Location : 18 Rectory Park
South Croydon
CR2 9JN

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (materials and details) attached to planning permission ref. 21/03703/FUL for the demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping-amended description.

Date Decision: 18.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05082/GPDO
Location : 91 Wentworth Way
South Croydon
CR2 9EZ

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.56 metres and a maximum height of 3.45 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Date Decision: 25.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/05246/DISC
Location : 18 Rectory Park
South Croydon
CR2 9JN

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (drainage) attached to planning permission ref. 21/03703/FUL.
(Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping-amended description).

Date Decision: 17.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 20/01953/FUL
Location : 219 Farley Road
South Croydon
CR2 7NQ

**Ward : Selsdon And Addington
Village**
Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and the construction of a part-single- and part-four-storey building comprising 9 flats, with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Date Decision: 26.01.23

Not Determined application

Level: Planning Committee

Ref. No. : 22/04500/HSE
Location : 44 Ambleside Gardens
South Croydon
CR2 8SF

**Ward : Selsdon And Addington
Village**
Type: Householder Application

Proposal : Demolition of existing garage; erection of single/two storey front/side extension and installation of a juliet balcony to the first floor rear elevation.

Date Decision: 23.01.23

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04607/FUL
Location : 34 Farley Road
South Croydon
CR2 8DA

Ward : **Selsdon And Addington
Village**
Type: Full planning permission

Proposal : Erection of an attached two storey dwellinghouse, including associated alterations, following the demolition of rear ground floor utility room and side garages.

Date Decision: 17.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04840/HSE
Location : 13 Thorold Close
South Croydon
CR2 8SA

Ward : **Selsdon And Addington
Village**
Type: Householder Application

Proposal : Demolition of existing rear conservatory; Erection of single storey side/rear extension and conversion of existing garage for use as a habitable space.

Date Decision: 23.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05109/HSE
Location : 43 Ingham Road
South Croydon
CR2 8LT

Ward : **Selsdon And Addington
Village**
Type: Householder Application

Proposal : Erection of single-storey rear extension. Alterations to fenestration.

Date Decision: 17.01.23

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/01155/FUL **Ward :** **Selhurst**
Location : 314 Whitehorse Road **Type:** Full planning permission
Croydon
CR0 2LE
Proposal : Erection of hip to gable roof extension, part single/part two storey rear extension and rear
dormer with front roof lights
Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04654/DISC **Ward :** **Selhurst**
Location : 61 Selhurst Road **Type:** Discharge of Conditions
South Norwood
London
SE25 5QB
Proposal : Discharge of Condition 3 (external materials) 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: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04676/HSE **Ward :** **Shirley North**
Location : 185 Long Lane **Type:** Householder Application
Croydon
CR0 7TE
Proposal : Erection of single storey side/rear (wraparound) extension and the demolition of existing
enclosed side passage.
Date Decision: 24.01.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/04948/LP
Location : 11 Tower View
Croydon
CR0 7PY
Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged

Proposal : Installation of rooflights in front roofslope; alterations/conversion of loftspace to provide an additional bedroom and of garage as storage space.

Date Decision: 19.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00031/LP
Location : 15 Ridgemount Avenue
Croydon
CR0 8TR
Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer. Roof over extension

Date Decision: 20.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04740/DISC
Location : Addington Golf Club
197-205 Shirley Church Road
Croydon
CR0 5AB
Ward : **Shirley South**
Type: Discharge of Conditions

Proposal : Discharge of Condition 8 (SUDS) of planning permission 17/01174/FUL (Demolition of existing clubhouse, construction of new clubhouse, changes to existing access and parking infrastructure, to include landscaping)

Date Decision: 16.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01181/FUL
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 37 Bridle Road
Croydon
CR0 8HN

Type: Full planning permission

Proposal : Construction of new dwellinghouse and erection of rear extension to existing property

Date Decision: 16.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04069/HSE
Location : 20 Lime Tree Grove
Croydon
CR0 8AU

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

Proposal : Single storey side extension incorporating existing rear garage.

Date Decision: 24.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04476/HSE
Location : 2 Philip Gardens
Croydon
CR0 8DT

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

Proposal : Erection of part single part two-storey side/rear extension. Alteration to single storey front extension, roof and garage. Loft conversion with insertion of rooflights.

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05207/HSE
Location : 41 Upper Shirley Road
Croydon
CR0 5HE

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

Proposal : Garage conversion into habitable room

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Date Decision: 19.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05845/FUL
Location : The Rail View
188 Selsdon Road
South Croydon
CR2 6PL
Ward : **South Croydon**
Type: Full planning permission
Proposal : Retrospective conversion of public house (Sui Generis) with flat above (C3) to office with storage (Class E), and alterations

Date Decision: 19.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03408/FUL
Location : 89 South End
Croydon
CR0 1BG
Ward : **South Croydon**
Type: Full planning permission
Proposal : To create an one-bedroom residential flat at the rear of a shop that is located at 89 South End with access from 10 Ledbury Place.

Date Decision: 18.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04188/FUL
Location : 238 Pampisford Road
South Croydon
CR2 6DB
Ward : **South Croydon**
Type: Full planning permission
Proposal : Erection of single storey rear extension to existing veterinary practice

Date Decision: 26.01.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04397/FUL **Ward : South Croydon**
Location : 56 Elmhurst Court **Type: Full planning permission**
St Peter's Road
Croydon
CR0 1HR

Proposal : Subdivision of 1no. flat into 2no. self-contained residential units; installation of window

Date Decision: 17.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04484/FUL **Ward : South Croydon**
Location : Garages R/O 63 Birdhurst Rise **Type: Full planning permission**
South Croydon
CR2 7EJ

Proposal : Demolition of existing garages and erection of replacement garage.

Date Decision: 24.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04989/HSE **Ward : South Croydon**
Location : 4 Mount Park Avenue **Type: Householder Application**
South Croydon
CR2 6DG

Proposal : Demotion of garage. Erection of part single part two-storey side/rear extension.
Alterations to front porch.

Date Decision: 25.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05007/ADV **Ward : South Croydon**
Location : 403 - 409 Brighton Road **Type: Consent to display**
South Croydon **advertisements**
CR2 6ES

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Installation of non-illuminated 4 fascia signs, 1 welcome sign, 4 directional signs, and 2 totem signs.

Date Decision: 25.01.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/05093/GPDO
Location : International House
5 Brighton Road
South Croydon
CR2 6EA

Ward : South Croydon
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use of an existing three storey office building (Class E) to residential accommodation (C3) under Class MA of the Town and Country Planning (General Permitted Developemnt) (England) Order 2015 (as amended) to provide 17no. residential units with associated refuse storage, cycle storage and disabled parking

Date Decision: 27.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/05143/HSE
Location : 3 Winchelsey Rise
South Croydon
CR2 7BP

Ward : South Croydon
Type: Householder Application

Proposal : Erection of ground floor front extension, first floor side roof extensions.

Date Decision: 16.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05222/GPDO
Location : 73 - 73A Sussex Road
South Croydon
CR2 7DB

Ward : South Croydon
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 studio flat (Use Class C3).

Date Decision: 18.01.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. :	20/00252/FUL	Ward :	South Norwood
Location :	31 Farnley Road South Norwood London SE25 6NZ	Type:	Full planning permission
Proposal :	Erection of hip to gable roof extension, rear dormer window and single storey side/rear extension. Conversion of house into four apartments.		
Date Decision:	16.01.23		

Not Determined application

Level: Delegated Business Meeting

Ref. No. :	22/00859/FUL	Ward :	South Norwood
Location :	43C And 45 Warminster Road South Norwood London SE25 4DL	Type:	Full planning permission
Proposal :	Erection of infill dwelling with associated amenity space.		
Date Decision:	27.01.23		

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

Level: Delegated Business Meeting

Ref. No. :	22/03129/LE	Ward :	South Norwood
Location :	Rear Of 59-62 High Street South Norwood London SE25 6EF	Type:	LDC (Existing) Use edged
Proposal :	Continued use of two (2) single-storey buildings as four (4) self-contained flats (Use Class C3) (Lawful Development Certificate for an Existing Development)		
Date Decision:	17.01.23		

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/03433/HSE **Ward :** **South Norwood**
Location : 19 Charnwood Road **Type:** **Householder Application**
South Norwood
London
SE25 6NT

Proposal : Retrospective application for a single storey rear infill extension to the house

Date Decision: 16.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04300/DISC **Ward :** **South Norwood**
Location : Land R/O, 12 Lancaster Road **Type:** **Discharge of Conditions**
South Norwood
London
SE25 4AQ

Proposal : Discharge Condition 3 (Construction Logistics Plan), Condition 4 (External facing materials), Condition 5 (Refuse and cycle storage), Condition 6 (Drainage) and Condition 7 (Waste Management Strategy) of planning permission 22/03477/CONR for 'Variation of Condition 2 attached to Planning Permission 20/02895/FUL for Erection of a 3 bedroom house at the rear of 12 Lancaster Road with associated car parking, cycle parking, refuse storage and landscaping.'

Date Decision: 26.01.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04681/HSE **Ward :** **South Norwood**
Location : 43 Nugent Road **Type:** **Householder Application**
South Norwood
London
SE25 6UB

Proposal : Erection of a single storey rear extension and steps

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05141/DISC **Ward :** **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 18 Adair Close
South Norwood
London
SE25 4HF

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 5 (materials) from planning permission 19/02683/FUL for 'Erection of a two bedroom end of terrace house'

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03051/HSE
Location : 26 Woodville Road
Thornton Heath
CR7 8LG

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

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

Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03802/DISC
Location : 29 Egerton Road
South Norwood
London
SE25 6RH

Ward : **Thornton Heath**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials), Condition 4 (Landscaping), Condition 6 (Details), Condition 7 (cycle and refuse storage) of LPA ref: 18/05135/FUL (Erection of single storey rear extension and new rear basement area to create 2no self-contained units over lower ground and ground floors with amenity space via patio, terrace or garden areas)

Date Decision: 24.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04939/GPDO
Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 5 Athole Terrace
Bensham Grove
Thornton Heath
CR7 8DX

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

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

Date Decision: 18.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04952/LP

Location : 67 Woodville Road
Thornton Heath
CR7 8LN

Ward : **Thornton Heath**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension with Juliet balcony to rear of main roofslope and installation of two (2) rooflights into the front roofslope.

Date Decision: 16.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04959/LP

Location : 10 Wharnccliffe Road
South Norwood
London
SE25 6SG

Ward : **Thornton Heath**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension, (following demolition of existing) and alteration of soil vent and rear waste pipes.

Date Decision: 16.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04972/HSE

Location : 10 Wharnccliffe Road
South Norwood
London
SE25 6SG

Ward : **Thornton Heath**

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope, installation of three (3) rooflights into front roofslope and removal of one (1) chimney.

Date Decision: 18.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05030/LP

Location : 15 Norbury Avenue
Thornton Heath
CR7 8AH

Ward : Thornton Heath

Type: LDC (Proposed) Operations
edged

Proposal : Erection of outbuilding in rear garden

Date Decision: 25.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05052/DISC

Location : Development Site Former Site Of
6 - 7 Beulah Crescent
Thornton Heath
CR7 8JL

Ward : Thornton Heath

Type: Discharge of Conditions

Proposal : Discharge of Condition 22 (Sustainable Drainage) attached to permission 20/01644/FUL for 'Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping.'

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05064/GPDO

Location : 15 Norbury Avenue
Thornton Heath
CR7 8AH

Ward : Thornton Heath

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.53 metres

Date Decision: 23.01.23

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Location : 10A Central Parade
Denning Avenue
Croydon
CR0 4DJ

Type: LDC (Existing) Use edged

Proposal : Use of dwelling flat as a small HMO within Use Class C4

Date Decision: 19.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/05164/HSE
Location : 51 Benson Road
Croydon
CR0 4LR

Ward : **Waddon**
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 16.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05338/PAD
Location : 8 Mill Lane Trading Estate
Mill Lane
Croydon
CR0 4AA

Ward : **Waddon**
Type: Determination prior approval
demolition

Proposal : Demolition of connected buildings within Unit 8

Date Decision: 20.01.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/00104/PDO
Location : Messer Court
26 The Waldrons
Croydon
CR0 4AX

Ward : **Waddon**
Type: Observations on permitted
development

Proposal : Existing 3 No. Antenna, 1 no. Cabinet to be replaced by 3 No. Antenna and 1 No. Cabinet to develop ancillary reworks thereto.

Date Decision: 16.01.23

Objection

Level: Delegated Business Meeting

Ref. No. : 22/01693/FUL
Location : 139 Tennison Road
South Norwood
London
SE25 5NF

Ward : Woodside
Type: Full planning permission

Proposal : Proposed self containment of existing flat, erection of single storey rear extension, conversion of loft to habitable space and erection of rear dormer, formation of front lightwell, raising of rear ductwork, and alterations.

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04577/HSE
Location : 36 Notson Road
South Norwood
London
SE25 4JZ

Ward : Woodside
Type: Householder Application

Proposal : Erection of two storey side extension and erection of part single, part two storey rear extension.

Date Decision: 20.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04643/HSE
Location : 150 Tennison Road
South Norwood
London
SE25 5NE

Ward : Woodside
Type: Householder Application

Proposal : Demolition of existing single storey side extension. Erection of two-storey side extension, single storey wraparound rear extension and L-shaped dormer loft extension.

Date Decision: 25.01.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04739/LP
Location : Esma House
18A Cobden Road
South Norwood
London
SE25 5NX
Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Proposed use of existing dwellinghouse (Class C3(a)) as supported living accommodation for young adults aged 17-21 years old (Use Class C3(b))

Date Decision: 26.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04811/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 18 (Accessibility) 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: 18.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04944/LP
Location : 8 Woodside Park
South Norwood
London
SE25 5DN
Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey extension to side/rear

Date Decision: 24.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04981/LE
Location : First Floor Flat
275 Portland Road
South Norwood
London
SE25 4XB

Ward : Woodside
Type: LDC (Existing) Use edged

Proposal : Continued use of dwelling as three-bedroom, three-person small house in multiple occupation (HMO) (Use Class C4) (Lawful Development Certificate for an Existing Development)

Date Decision: 23.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/05047/LP
Location : 23 Apsley Road
South Norwood
London
SE25 4XT

Ward : Woodside
Type: LDC (Proposed) Use edged

Proposal : Change of use from a dwellinghouse (Use Class C3) to a childrens home (Use Class C2) for 2 young people between the ages of 8-18 and 2 carers.

Date Decision: 26.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05137/HSE
Location : 102 Birchanger Road
South Norwood
London
SE25 5BG

Ward : Woodside
Type: Householder Application

Proposal : Erection of single story side and rear extension, erection of front porch and a paved patio area. Part demolition of existing rear extension.

Date Decision: 27.01.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 21/01447/HSE **Ward : West Thornton**
Location : 28 Woodcroft Road **Type: Householder Application**
Thornton Heath
CR7 7HE
Proposal : Erection of a single storey rear infill extension
Date Decision: 16.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00433/FUL **Ward : West Thornton**
Location : 65 Donald Road **Type: Full planning permission**
Croydon
CR0 3EQ
Proposal : Erection of two storey rear extension, internal alterations, and extended dormer to rear to form HMO. Reconstruction of Coach house to rear to form Bedsit.
Date Decision: 20.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03615/GPDO **Ward : West Thornton**
Location : 1 Curzon Road **Type: Prior Appvl - Class A Larger**
Thornton Heath **House Extns**
CR7 6BR
Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.71 metres
Date Decision: 17.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/03781/HSE **Ward : West Thornton**
Location : 14 Dovercourt Avenue **Type: Householder Application**
Thornton Heath
CR7 7LG
Proposal : Demolition of existing side garage and erection of single storey side extension and single storey rear extension.
Date Decision: 25.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05029/FUL
Location : 744 - 746 London Road
Thornton Heath
CR7 6JA
Ward : West Thornton
Type: Full planning permission

Proposal : Erection of a new third floor to the building which would contain 2 flats. Associated site alterations

Date Decision: 23.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05035/GPDO
Location : 33 Rosecourt Road
Croydon
CR0 3BS
Ward : West Thornton
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 25.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/05073/DISC
Location : 20 - 24 Mayday Road
Thornton Heath
CR7 7HL
Ward : West Thornton
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (Geo=Environmental & Geotechnical Assessment (Ground Investigation) Report) of planning permission 21/05412/ful granted for Demolition of existing buildings and redevelopment of site to provide 3 no. replacement buildings ranging from one to five storeys in height, comprising 57 new dwellings, with associated access, parking and landscaping.

Date Decision: 24.01.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 30th January 2023

Ref. No. : 22/05111/DISC **Ward : West Thornton**
Location : The Wheatsheaf **Type: Discharge of Conditions**
759 London Road
Thornton Heath
CR7 6AW

Proposal : Discharge of condition 8 (Site investigation report) of planning permission 17/00663/FUL - Demolition of existing Public House and erection of a 5 storey building providing 134sqm of Class A1/A2 use at ground floor, and 6 one bedroom, 4 two bedroom and 3 three bedroom flats above: formation of vehicular access and provision of associated car parking and secure cycle storage

Date Decision: 26.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05134/DISC **Ward : West Thornton**
Location : 20 Mayday Road **Type: Discharge of Conditions**
Thornton Heath
CR7 7HL

Proposal : Details pursuant to Condition 4b and 4c (verification and remedial strategy) of planning permission 21/05412/ful granted for Demolition of existing buildings and redevelopment of site to provide 3 no. replacement buildings ranging from one to five storeys in height, comprising 57 new dwellings, with associated access, parking and landscaping.

Date Decision: 24.01.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 23/00111/PDO **Ward : West Thornton**
Location : Croydon House **Type: Observations on permitted development**
1 Peall Road
Croydon
CR0 3EX

Proposal : Existing 6 no. antennas (height to top 18.3m) to be replaced with proposed 6 no. antennas (height to top 18.3m) mounted to existing poles. Ancillary development thereto.

Date Decision: 18.01.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/00073/AUT
Location : Hamsey Green Primary School, Tithepit
Shaw Lane, Warlingham, Surrey, CR6 9AN
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Erection of pitched roof with classroom accommodation within, over existing flat roof single storey block, plus various minor elevation changes - Adjoining Borough
Consultation from Tandridge District Council

Date Decision: 26.01.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting