

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

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

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www.croydon.gov.uk/meetings
Wednesday, 18 January 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
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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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If you require any assistance, please contact Tariq Aniemeka-Bailey
020 8726 6000 x64109 as detailed above.

AGENDA – PART A

1. Apologies for absence

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

2. Disclosure of Interest

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

3. Urgent Business (if any)

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

4. Development presentations (Pages 5 - 6)

To receive the following presentations on a proposed development:

There are none.

5. Planning applications for decision

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

5.1 22/00973/FUL - Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG (Pages 7 - 34)

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

Ward: Purley and Woodcote

Recommendation: Grant permission

6. Items referred by Planning Sub-Committee

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

There are none.

7. Other planning matters (Pages 35 - 94)

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 2 January 2023 and 13 January 2023.

8. Exclusion of the Press & Public

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

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

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

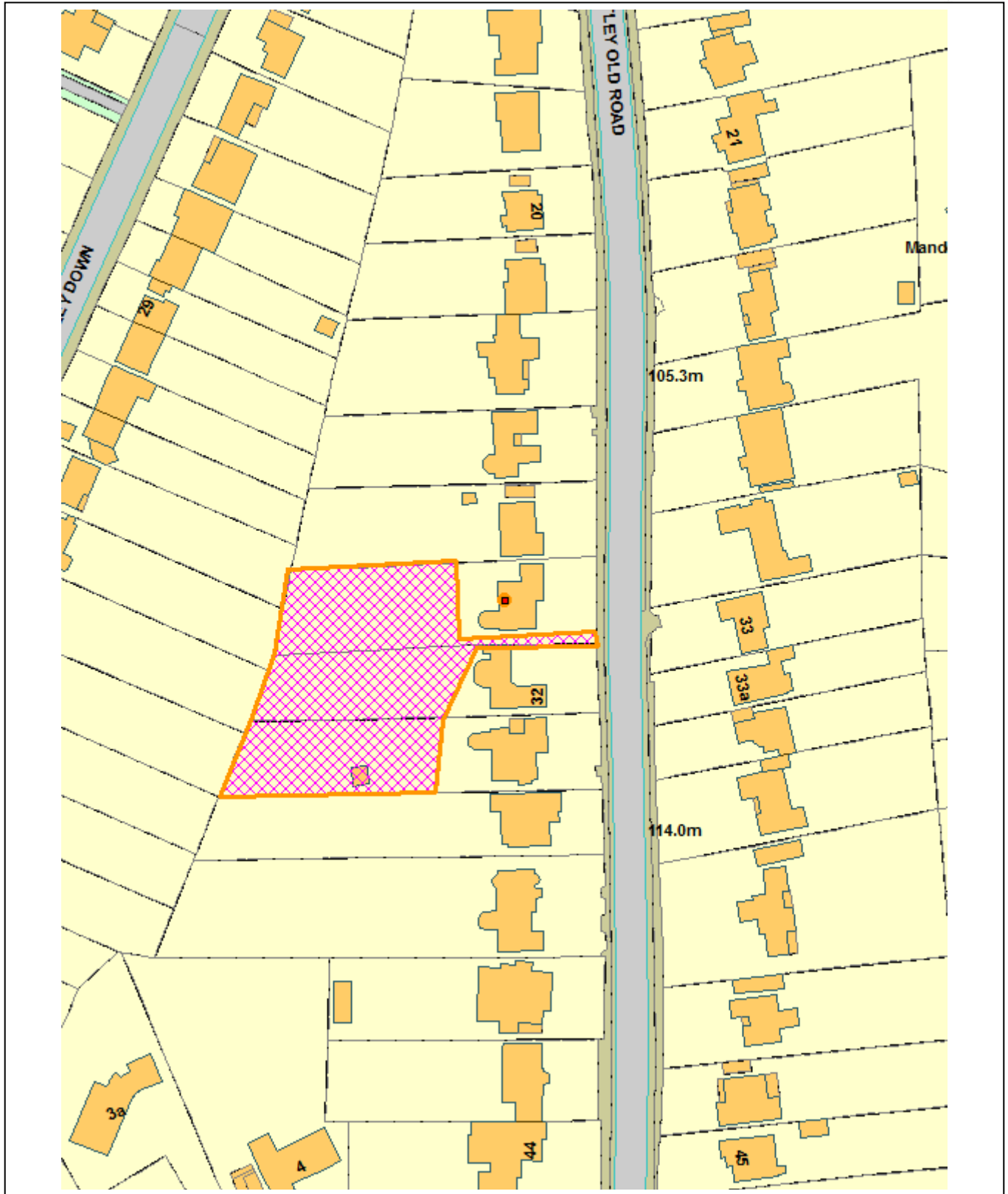
5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 22/00973/FUL
 Location: Land R/O 30-34 Hartley Old Road, Purley, CR8 4HG
 Ward: Purley and Woodcote
 Description: The erection of 6x two storey semi-detached dwellinghouses with accommodation within the roof, alterations to and widening of existing vehicular access, formation of access road, alterations to land levels, and associated car parking, cycle, refuse storage and landscaping.
 Drawing Nos: 001 Rev A, 2020 P 472 001 Rev E, 2020 P 472 003, 2020 P 472 004 Rev A, 2020 P 472 005 Rev B
 Applicant: B3 Homes
 Case Officer: Hayley Crabb

	Houses	Total
Existing	0 (backland site)	0
Proposed Houses	6 x 4-bedroom houses	6

All units are proposed for private sale

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1b	
Car Parking maximum standard	Proposed
9	10
Cycle Storage minimum	Proposed
12	12

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Simon Brew) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- The application has been referred by the Hartley and District Residents' Association who made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

- (a) A financial contribution of £9000 towards sustainable travel improvements

- 2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.3 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) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Construction Logistics Plan to include a survey of the public highway
- 4) Tree Protection Plan/mitigation measures

Prior to above ground floor slab level

- 5) Materials (including samples)
- 6) Details of cycle storage, refuse store (including number of receptacles and area for bulky waste), electric vehicle charging points
- 7) Ecology condition (biodiversity enhancement strategy)
- 8) SUDs

Pre-occupation

- 9) Landscaping scheme including replacement trees/tree pits/boundary treatment/retaining walls/gates/lighting and a maintenance and management plan
- 10) Implementation of access road/car parking/visibility splays as specified

Compliance

- 11) No additional windows in the flank elevations other than as specified/obscure glazed (first floor windows)
 - 12) No balcony, roof garden or similar area shall be provided above the single storey rear elements permitted and no alterations shall be carried out to create access to it.
 - 13) Remove Permitted Development
 - 14) Ecology condition (in accordance with ecological appraisal recommendations)
 - 15) In accordance with Fire Strategy Statement
 - 16) Water efficiency requirements
- 2.4 Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

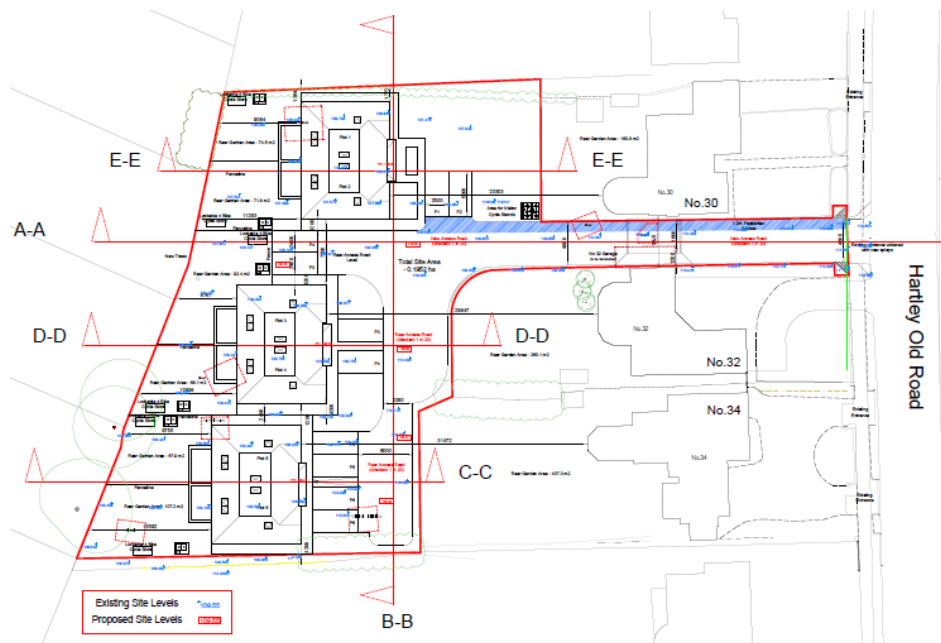
- 1) Community Infrastructure Levy
- 2) Code of practice for Construction Sites
- 3) Party Wall Act
- 4) Highways
- 5) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.6 That, if by 3 months the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

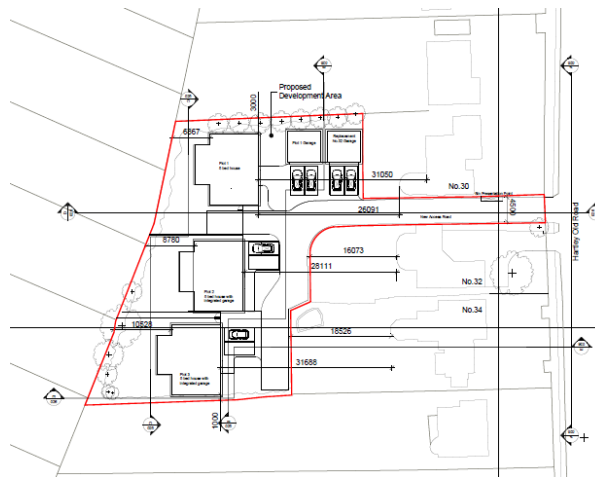
- 3.1 The proposal comprises the following:
- 3.2 Erection of 3 pairs of two storey semi-detached dwellinghouses (with accommodation within the roof space, comprising 6 x 4-bedroom (8 person) units;
- Provision of access road, refuse and cycle provision;
 - 10 parking spaces.



Proposed site location Plan (001 Rev E)

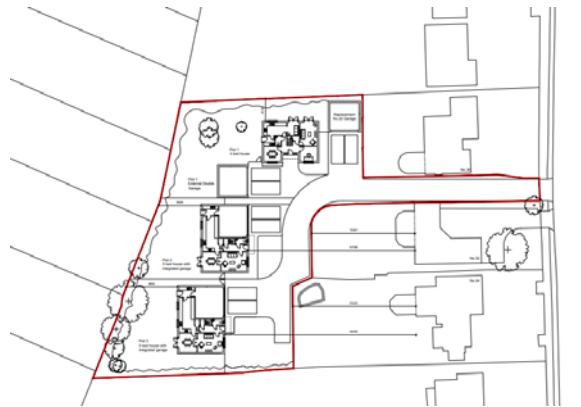
Background

- 3.3 Permission was granted for a similar scheme on 07.02.2020 (reference 19/00884/FUL).



Approved site plan 19/00884/FUL

- 3.4 Permission was previously granted for a similar scheme on 12.04.2017 (reference 16/02965/P)



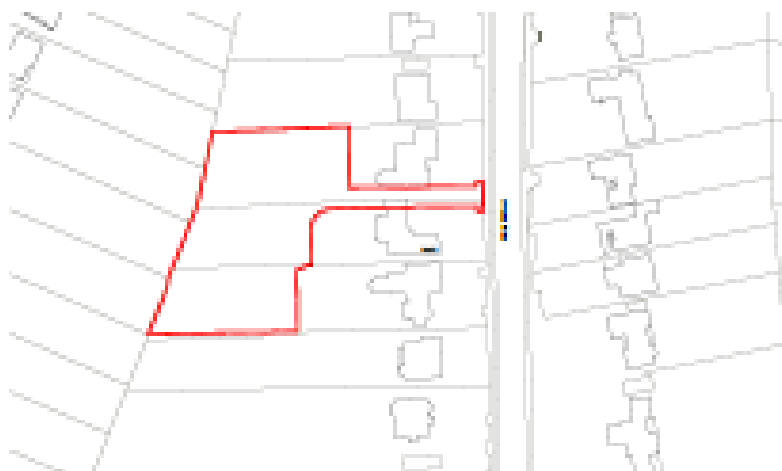
Approved site plan 16/02965/P

- 3.5 Amended plans and clarification details have been submitted as part of the application process and are considered accordingly, however these did not change the nature of the proposal originally consulted upon and therefore re-consultation was not required.

Site and Surroundings

- 3.6 The site currently forms part of rear gardens of neighbouring properties nos.30, 32 and 34 Hartley Old Road, located on western side of Hartley Old Road, Purley.
- 3.7 It should be noted that some works have recently commenced on site, although it is not clear whether those works are unauthorised. No. 32's garage has been demolished, trees have been removed from the site and changes in land levels undertaken.
- 3.8 Hartley Old Road is characterised by generally large detached houses/bungalows of varying sizes and styles. It should also be noted some of the properties incorporate mock Tudor detailing and painted white/render.
- 3.9 A flatted scheme has been constructed at no. 19 Hartley Old Road for 9 flats and the dwelling at no. 11 has been demolished to make way for a residential scheme of 1 x three-storey block containing 3 x 2-bedroom flats and 4 x 3-bedroom flats and 2x 4-

bedroom semi-detached houses (see history section below). See history section for development history for other developments in the immediate locality.



Site Location Plan

Planning Designations and Constraints

3.10 The site is subject to the following formal planning constraints and designations:

- PTAL: 1b
- Flood Risk Zone: Very low risk of surface water flooding as identified by the Croydon flood maps

Planning History

3.11 The following planning decisions are relevant to the application:

16/02965/P - Erection of 2 five-bedroom detached houses with attached double garage and 1 four bedroom detached house with detached garage; formation of access road – Planning Permission granted by the Planning Committee (decision 12.04.2017). This has now lapsed.

19/02020/PRE - Pre-Application Enquiry for construction of 3 detached dwelling houses.

19/00884/FUL – Erection of 3 x 5-bedroom 9 person detached dwelling houses with associated parking and landscaping. Demolition of the garage to 32 Hartley Old Road to enable the construction of a new vehicle access / crossover – Planning Permission granted by the Planning Sub Committee (decision 07.02.2020).

20/03988/PRE – Pre-Application Enquiry for three pairs of semi-detached houses

22/04424/DISC – Discharge of condition 2 (external facing materials), 4 (tree/ecology), 5 (landscaping), 7 (various matters), 8 (various matters), 10 (SUDs), 11 (CLP), 12 (vehicular access) attached to planning permission 19/00884/FUL for the erection of 3 x 5 bedroom 9 person detached dwelling houses with associated parking and

landscaping. Demolition of the garage to 32 Hartley Old Road to enable the construction of a new vehicle access / crossover – Application currently outstanding.

- 3.8 There are varying extensions and replacement dwellings. However, the following are considered of relevance:

36-38 Hartley Old Road (PROPOSED BACKLAND DEVELOPMENT)

21/06302/FUL - Erection of 4 x 4-bedroom semi-detached dwelling-houses with associated parking and landscaping at land rear-of 36-38 Hartley Old Road. Construction of a new vehicle access / crossover – Application pending consideration at the time of writing this report.

5-7 Hartley Old Road (PROPOSED BACKLAND DEVELOPMENT)

22/02039/FUL - Alterations to land levels, erection of 2 pairs of semi-detached dwellinghouses to the rear of nos. 5 & 7 Hartley Old Road, provision of associated vehicular access/access road and parking, hard and soft landscaping, amenity space, cycle provision and refuse and recycling storage. Not determined / An appeal has been submitted.

11 Hartley Old Road (INCLUDES BACKLAND DEVELOPMENT) (UNDER CONSTRUCTION)

20/05200/FUL - Demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi-detached houses with associated access, car parking, cycle and refuse storage – Planning Permission granted subject to a S106 agreement on 28.01.2021.

Various condition discharge applications have been submitted.

19 Hartley Old Road (CONSTRUCTED)

18/06068/FUL - Demolition of a single-family dwelling and erection of a 3-storey block containing 9 flats with associated access, car parking, cycle and refuse storage – Planning Permission granted subject to a S.106 agreement on 06.03.2020.

Various condition discharge applications have been submitted.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 Approval is recommended for the following reasons:

- The principle of residential development on the site is acceptable.
- The design and appearance of the development is appropriate for the site.
- There would be no undue harm to the residential amenities of adjoining occupiers.
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.

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

4.2 The following sections of this report summarise the officer assessment and the reason for the recommendation.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

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

No of individual responses:	35	Objecting:	34 (including HADRA)
		Supporting:	0
		Comment:	1

6.2 The following local groups/societies made representations:

- Hartley and District Residents' Association

6.3 The following Councillor made representations:

- Councillor Simon Brew

6.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

Objection	Officer comment
Overdevelopment	
Overdevelopment/density	These are not individually planning considerations; however the material planning matters which contribute to overdevelopment (design, amenity impacts, transport impacts, infrastructure, etc.) are addressed in this report
Character and design	
Not in keeping/inappropriate/ obtrusive by design/loss of garden	Addressed in this report. The site does not fall within a Conservation Area or the

space/materials/crammed in/ listed building/conservation Area/green belt/loss of garden space	Metropolitan Green Belt. The properties are also not listed
Neighbouring amenity	
Residential amenity/overlooking/ loss of light/noise and disturbance/ smells/ overshadowing/ loss of privacy/impact on health	Addressed in this report
Trees and ecology	
Impact on trees/loss of trees/impact on foliage and fauna/animals/protected species/clean air/landscaping	Addressed in this report. A preliminary landscape plan has been submitted. Suitably worded conditions can be attached in respect of trees and biodiversity.
Transport and Highways impacts	
Parking/traffic generation/lack of parking/on-street parking/highway and pedestrian safety/electric vehicle charging points (EVCP), refuse	Addressed in this report. Suitably worded conditions can be attached in respect of parking/access, EVCP and cycle provision
Other	
Other sites (brownfield) should be considered.	Other sites may be subject to other planning applications; however the Council needs to make a decision on this planning application.
Would set a precedent	Each application is judged on a case-by-case basis.
Infrastructure	The development would be liable for Community Infrastructure Levy which would assist in the delivery of the infrastructure needed to support development in the area
Lack of information (materials, fenestration, colour schemes and documents)	In line with the NPPF, it is considered the matters can adequately be dealt with via suitably worded conditions where appropriate
No Construction Logistics Plan (CLP)	A CLP would be conditioned as a pre-commencement condition
Preliminary Ecological Appraisal out of date.	A revised Preliminary Ecological Appraisal has been submitted 04.08.22 which has been assessed.
Flooding/ SUDs/Sewage	

Flooding/SUDs/Sewerage	Addressed in this report. SUDs can be secured via condition.
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6.3 The following additional issues were raised in representations that officers have considered, and would like to bring make the Committee aware of, noting that they are not material to the determination of this particular planning application:

- Communication has taken place between developers
- The proposal may impact local property values.

6.4 Councillor Simon Brew has objected on the following grounds:

“I fully support every reason they (HADRA) give as to why this application should be refused”.

6.5 Hartley and District Residents Association (HADRA) referred the application to Planning Committee and have raised the following issues:

- Lack of information (Officer comment: A sufficient level of information has been submitted to determine the application. Suitably worded conditions would be used to secure any further information)
- Small sites policy/subservience (Officer comment: The design impacts of the proposal, and the principal of development with relation to the London Plan and Local Plan policies on windfall and small sites are considered in this report)
- Impact on residential amenity (Officer comment: Considered later in this report)
- Ecology (Officer comment: Considered later in this report)
- Infrastructure (Officer comment: The application would be CIL liable, and a financial contribution is sought for sustainable transport measures)
- Impact on local character, including cumulative impact (Officer comment: The application has been considered in light of the nearby approved developments as listed in this report, and the design impacts are considered in this report.)
- Amended drawings/information (Officer comment: The information includes revised section details, an updated Arboricultural report (due to the removal of trees), site plan, transportation matters and ecological details. The “Wheatcroft Principle” has established that anyone affected by substantial changes to an application should be given an opportunity to make representations. In this case, the information has not changed the nature of the proposal originally consulted upon and therefore it was considered neighbours would not be disadvantaged in this case from not being consulted on the submitted information).
- Safety of excavation (Officer comment: This is not material to the determination of the planning application, and is regulated by the Health and Safety Executive)
- Pre-application advice – (Officer comment: This is made without prejudice to any final decision that the Council may wish to take in respect of the proposal)
- Landscaping (Officer comment: A preliminary landscape drawing has been submitted and a condition is recommended)
- Construction Logistics Plan (Officer comment: A CLP would be conditioned as a pre-commencement condition)
- Sewage (Officer comment: The sewage undertaker has responsibility for planning for sufficient sewage capacity in the area, and has the right to connect to the network)

- Site clearance/unauthorised works (Officer comment: This is an enforcement matter, separate to the current planning application)

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

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

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D7 Accessible housing
- D12 Fire Safety
- D14 Noise
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- H1 Increasing Housing Supply
- H2 Small Sites
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character □ DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking.
- DM42: Purley

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

Planning Guidance

National Planning Policy Framework (NPPF)

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

SPDs and SPGs

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

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

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Fire Safety
8. Flood risk and energy efficiency
9. Other Planning Issues
10. Conclusions

Principle of development

- 8.2 The Croydon Local Plan states that the Council will apply a presumption in favour of development of new homes. It sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year.
- 8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net

completions on small sites (below 0.25 hectares in size) over 10 years, with small sites housing target of 641 per year.

8.4 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan 2021 explain that:

- Boroughs should optimise the potential for housing delivery on all sites (H1)
- Councils should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
- Councils should support small housebuilders (H2).

8.5 Policy H2 of the London Plan (2021) explains that incremental intensification of existing residential areas within PTALs (Public Transport accessibility level) 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites. Whilst the site is located within PTAL 1b, it is approximately 700m walking distance to Reedham Station. Therefore, sensitive intensification can be supported subject to the proposal complying with the relevant planning considerations below.

8.6 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. It should be noted that planning permission has been granted for 3 houses to the rear of 30-34 Hartley Old Road (19/00884/FUL) which is extant (decision 07.02.2020). This constitutes a “fall-back position” and can still be implemented. The fall-back position establishes the principle of developing the site with 3 buildings providing housing, and the main difference is that the current application would provide 6 semi-detached houses (3 pairs) rather than 3 larger detached houses.

8.7 Although the previous application 16/02965/P for 3 houses at rear has now lapsed, it is material that permission was granted in 2017, and that for at least 5 years there have been consents for redevelopment of the site; therefore affected parties have a reasonable expectation that development is likely to come forward on the site.

8.8 Given the above the principle of additional homes at the site is acceptable subject to further consideration below.

Design and Character

Layout and Siting

8.9 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.

8.10 London Plan Policy H2 requires boroughs to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

- 8.11 As noted above, the site is within 800m of a station and the London Plan supports incremental intensification on such sites.
- 8.12 The proposed development would lay the houses out in a cul-de-sac arrangement to the rear of the retained houses at 30, 32 and 34 Hartley Old Road and as such would be backland development.
- 8.13 As noted above, two consecutive applications for planning permissions have previously been granted consent on the site. Permission was previously granted for a similar cul-de-sac layout on 12.04.2017 (reference 16/02965/P), which pre-dated the current development plan. At the time the UDP (Policy H5) did not seek to protect rear gardens from development, and the impacts of the backland nature of the site on local character were assessed. The following planning decision (19/00884/FUL) placed weight on the extant consent, and the officer report explained that the proposed development would be subservient to the frontage buildings due to the design and separation distances, and raised no objection to the backland development.
- 8.14 The site is in the rear gardens of three houses on Hartley Old Road; nos. 30 32 and 34. As there is an extant consent on the site, and the applicant could still construct the 3x detached houses which have consent, the principle of backland development is established, which is a significant material consideration.
- 8.15 Local Plan Policy DM10.4 supports development in rear gardens subject to a minimum of 10m length and 200sqm area of garden being retained for the host property. The retained back gardens for the houses at 30, 32 and 34 Hartley Old Road would all have retained gardens of at least 11.8m in length. The gardens at nos.32 and 34 would be 260.1sqm and 437.3sqm respectively, however the garden at no.30 is shown on the plans as falling short of the policy with a 160.8sqm garden. That would still be a large garden, and the measurement excludes a part of the garden to the rear of the garage (which is useable amenity space and could be included); and the space taken up by a conservatory. If no. 30 had not constructed a conservatory, the amount of retained garden would be approximately 206sqm, in compliance with the policy requirement. Given that the retained garden at no.30 would be substantial, that the minimum length would be retained, and that the principle of redevelopment is already established by the extant consent, this is not considered in practical terms to cause material harm which would warrant refusal.
- 8.16 During the previous application (19/00884/FUL) it was acknowledged that the proposal would be the first cul-de-sac in the immediate area, creating a different layout to the existing character of the area (where dwellings front onto the street). It should be noted since this permission that planning permission has been granted at no. 11 Hartley Old Road (application 20/05200/FUL) which includes a building at rear (development under construction). The flatted scheme (9 flats) at no. 19 Hartley Old Road has been constructed. There are also currently planning applications before the Council for backland development at the adjacent site, 36-38 Hartley Old Road and the application in relation to no. 5-7 Hartley Old Road an appeal has been lodged which at the time of writing this report has not been confirmed as a valid appeal.

Character and Appearance

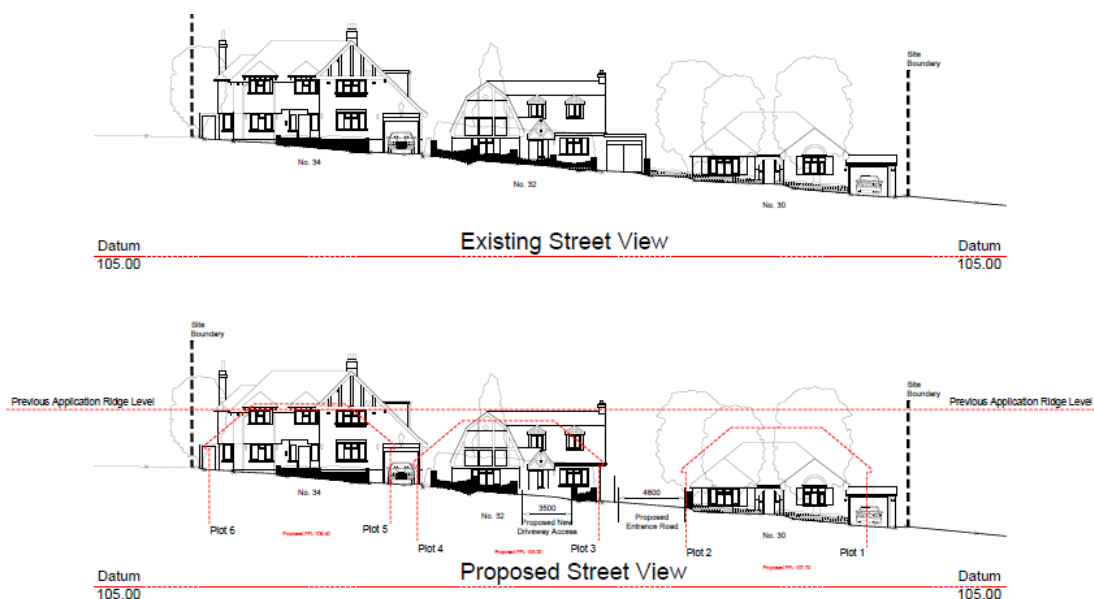
- 8.17 The nearby buildings generally face the street, and although the proposal would be a backland development, it would create a new cul-de-sac with houses facing the new "street" within the site. This would resonate with the local pattern of development. The

principle of development in a cul-de-sac has previously been established and as explained above, there are other backland developments within the vicinity.

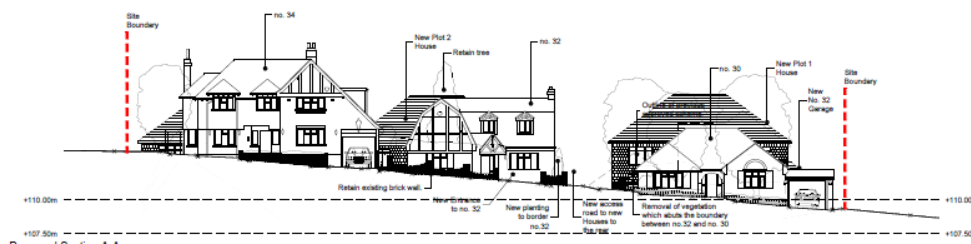


Proposed Site Layout

8.18 A contextual analysis has been provided within the Planning, Design and Access Statement. The proposed dwellings would sit within close proximity to the side and rear boundary of the site, which would not be that dissimilar to the previous approval on the site (19/00884/FUL). The houses would have a different footprint and of a different design to the previous scheme providing 6 dwellings as opposed to 3 (although there would still be 3 buildings). The proposed dwellings would be staggered in height with the proposed dwellings to the rear of no. 30 set at a lower land level. A submitted street scene drawing shows the proposed dwellings to the rear of no. 30 would be comparable in massing and design to the extant permission and would also have a lower ridge height than that previously approved. See the drawings below.



Street scene drawing 22/00973/FUL (proposed)



Street scene drawing 19/00884/FUL (extant consent)

- 8.19 As noted above, Policy DM10.1 requires developments in the grounds of existing buildings to be retained to be subservient to that building. Given the extant scheme and separation distance afforded between the new and donor properties, the heights of the buildings would be considered acceptable and in line with the above policy.
- 8.20 Given the extant permission with the loss of garden space already considered acceptable, it is considered the siting, design and massing of the proposed dwellings would not be out of keeping with the character of the area or considered to be an overdevelopment of the site. Whilst the area is characterised by predominately detached houses/bungalows, it is not considered the provision of semi-detached houses would be out of character given the siting of the proposed development (noting that London Plan Policy H1 supports the diversification of the type and mix of housing supply).
- 8.21 As such, the proposed development, by reason of its proposed scale, siting, design, bulk, form and massing would respect the established built form of the area/local context and would sufficiently maintain the local character of the Hartley Old Road street scene.



Site Location Plan

- 8.22 The dwellings would be separated from the properties to the front (Hartley Old Road) by between 23 to 31 metres (approximate) and over 60 metres to the properties to the rear (Hartley Down). As such, significant separation distances would be maintained. The proposed development would not be readily visible within the street scene.

- 8.23 Given the fall-back position and the form and siting of the revised scheme in relation to the consented scheme (19/00884/FUL), the proposal would not be harmful to the visual amenity of the street scene/character of the area and it is therefore considered to accord with the Local Plan Policy DM10.1.

Materials and Detailing

- 8.24 The properties in the vicinity of the site vary in size and style with some incorporating mock tudor detailing. The proposed dwellings would be a mix of brick and render (with tudor detailing).



Proposed Front Elevation

- 8.25 Whilst full details have not been provided, it is considered the details can adequately be secured via condition to ensure a high quality scheme is brought forward which is in keeping with the character of the locality. Whilst concern has been raised regarding securing materials via condition, it is considered the use of conditions are used in order to ensure a development is acceptable.

Landscape and Topography

- 8.26 The site has been cleared for redevelopment, including some re-grading of land. As a result, officers have requested an updated site survey showing the existing (post clearance) levels, to ensure that there is sufficient certainty about the impacts of the development. The land has been re-graded, and it is unclear whether the extent of this re-grading was such that it required planning consent. However, following the clearance and regrading, the land levels at the rear of the site are lower than those at the front of the site, meaning that the proposed homes will sit at a lower level to those at the front. The previously consented scheme allowed significant amounts of hardstanding, with fences along the boundaries, and there is no additional space for soft landscaping around the rear boundaries of nos.32 and 24 Hartley Old Road. Given that this arrangement has already been consented, that it will not be visible from the street, and that there is significant scope for new soft landscaping elsewhere within the site, no objection is raised in this respect. An outline landscaping plan has been submitted showing new tree planting (of 4.25-6m in height for “instant impact”), hedge planting, shrubs, and lawned rear gardens. A condition is recommended requiring details and soft landscaping.

Design and Character Summary

- 8.27 Given the history of the site and the fall-back position, the local context, and the design of the proposal, it is considered in this instance the development would be acceptable

in terms of its character and appearance. In light of the above, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of visual amenity and character of the area.

Quality of residential accommodation

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

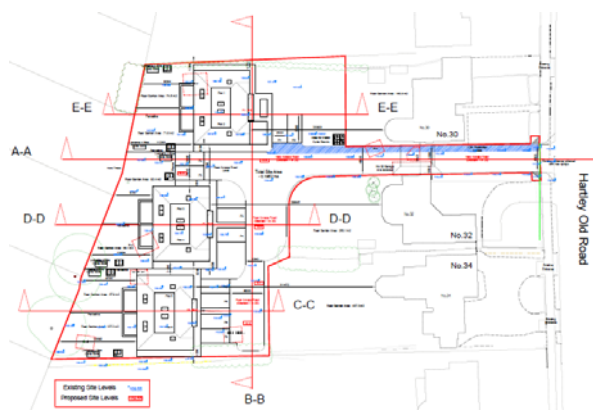
Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. storage space (sqm)
1	4b/8p	142	130	74.5	11	Utility room >3sqm	3
2	4b/8p	142	130	71.8	11	Utility room >3sqm	3
3	4b/8p	142	130	92.4	11	Utility room >3sqm	3
4	4b/8p	142	130	68.1	11	Utility room >3sqm	3
5	4b/8p	142	130	67.9	11	Utility room >3sqm	3
6	4b/8p	142	130	107.2	11	Utility room >3sqm	3

Scheme considered against London Plan Policy D6 and Table 3.1

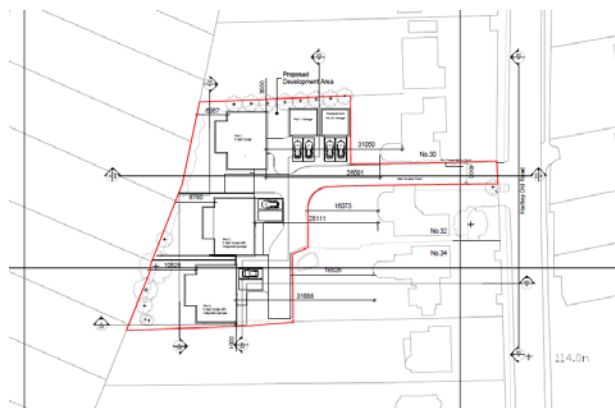
- 8.29 It is proposed to provide 6 x 4 bedroom (8 person) homes over 3 floors. The Technical Housing Standards require a 4 bedroom (8 persons) unit over 3 floors to have a minimum gross internal floor area (GIA) of 130m² with 3m² built in storage. Each house would exceed the required space standards and would provide an adequate level of accommodation for future occupiers. Given a utility room is proposed within each of the proposed dwellings and the accommodation exceeds the space requirement, it is considered there would be sufficient space available for storage. Given the orientation of the site it is also considered sufficient light and outlook would be provided with all homes being dual aspect. All the houses would have level threshold access.
- 8.30 The London Housing SPG states that a minimum of 5 m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. Policy DM10.4 requires proposals for new residential development to provide private amenity space that is of high quality design, and enhances and respects the local character; provides functional private amenity space.
- 8.31 In terms of the private amenity space provision, the dwellings would each have access to a rear garden which exceeds the required standard.
- 8.32 Whilst the proposal would see an uplift in the number of units/people on site, it is considered the proposed development would offer future occupiers a good standard of amenity, including the provision of private amenity space, and thus accords with relevant policy.

Impact on neighbouring residential amenity

- 8.33 London Plan Policy D3 (Optimising density through the design-led approach) of the London Plan explains that developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.34 The properties with the potential to be most affected are the adjoining properties Nos.28 and 36 Hartley Old Road, host properties Nos.30, 32, 34 Hartley Old Road and properties adjacent to the rear of the application site Nos.37, 39, 41 and 43 Hartley Down.



22/00973/FUL (Current application)



19/00884/FUL (Extant consent)

30, 32, 34 Hartley Old Road (host properties)

- 8.35 With regard to the impact on the amenity of the donor properties, the proposed dwellings (Plots 1-6) would not be that dissimilar to the previous approval, with a sufficient garden space provided/retained for the new dwellings/host properties. The new dwellings would maintain a separation distance of approximately 23-31m with the donor properties. While a degree of mutual overlooking is expected in a suburban residential setting, the impact on privacy and overlooking would be mitigated by the separation distance between the properties. Given these factors and the separation distance afforded, the proposed new dwellings would not result in any significant harm to the donor properties in terms of loss of light, outlook, loss of privacy, openness,

overbearing form or sense of enclosure or any other identifiable harm as to withhold planning permission.

- 8.36 With regard to the impact on No.30 Hartley Old Road, the proposed dwellings (Plots 1 and 2) would be approximately 23m from the rear of no. 30 (closer to the host property to the previously approved scheme) and the garages previously proposed would be replaced with parking spaces. It is considered the proposed development would not have a significantly overbearing impact on this property. See images in paragraph 8.11 above.

28 Hartley Old Road

- 8.37 No.28 Hartley Old Road is a detached dwelling. The proposed dwellings on Plot 1 and 2 would be separated approximately 28 metres from the rear wall of this property and set between 1.3 and 1.7m from the side boundary. The dwelling on Plot 1 would have a first floor bathroom window on its side elevation facing the garden of no.28 which would be conditioned to be obscure glazed. Whilst the proposed dwelling would be closer to the boundary to the extant scheme, it is considered it would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking of this neighbouring property in terms of not directly overlooking the first 10m of the garden area. It is considered to not result in greater overlooking than the consented scheme.

36 Hartley Old Road

- 8.38 The separation distance between the proposed dwellings on Plots 5 and 6 and the rear of No.36 Hartley Old Road would be approximately 39 metres. Whilst a first floor bathroom window is proposed along the side wall, facing the rear garden of this neighbour and front facing windows, it is considered a condition could be imposed for the side facing window to be obscure glazed and therefore considered it would not result in any greater impact than currently experienced in terms of loss of privacy or overlooking of this neighbouring property in terms of not directly overlooking the first 10m of the garden area. It is considered to not result in greater overlooking than the consented scheme.
- 8.39 It should be noted that there is an application currently before the Council for the erection of 4 x 4 bedroom semi-detached dwelling-houses with associated parking and landscaping at land rear-of 36-38 Hartley Old Road (application 21/06302/FUL). At the time of writing this report, this application is currently under consideration. It is considered however the proposed development would not prejudice the development potential of the neighbouring site, given the proposed layout.

37, 39, 41 and 43 Hartley Down (rear of site)

- 8.40 8.28 In terms of the impact on the occupiers situated to the rear of the site, the separation distance from the main rear wall of the new homes in Hartley Down to the rear of the proposed dwellings would be approximately 60 metres. Given the siting of the proposed dwellings to nos. 37, 39, 41 and 43 Hartley Down, it is considered the proposed development would be of sufficient distance to not have any adverse impact on the amenity of these occupiers in terms of loss of light, overshadowing, outlook, privacy, overlooking, overbearing form or sense of enclosure as to withhold planning permission. It is however recommended for a condition to be attached removing permitted development rights in order to protect neighbour amenity, and for a condition

to be attached that the flat roof of the single storey element at rear shall not be used as a balcony or roof garden and no alterations shall be carried out to create access to it in order to protect neighbour amenity.

Nos.31, 33, 33A, 35 Hartley Old Road (opposite of site)

- 8.41 These properties are located on the opposite side of the road, opposite donor properties nos.30, 32 and 34 Hartley Old Road and an approximate separation distance of 90 metres between the proposed dwellings and the front elevation of these properties would be sufficient to prevent any harmful impact on the amenities of these occupiers.

Other Amenity Impacts

- 8.42 With regard to the noise, disturbance, smells, impact on health, whilst the proposal would result in an increase in occupants to the extant scheme, it is however considered the proposed development would not result in undue noise, disturbance or smells as a result of the increased number of occupants on the site and relationship with neighbouring properties. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.
- 8.43 With regard to noise, disturbance, impact on health, conditions would be attached for a Construction Logistics Plan to be submitted (pre-commencement condition) and an informative placed on the decision in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to in order to minimise disruption and noise.
- 8.44 In the light of the fall-back position and the above, it is considered that the dwellings, by reason of their proposed scale, siting, separation distances, means of openings, orientation, design, bulk, massing and height would not have an undue impact on the amenities of the neighbouring properties and adjacent sites. As such, the impact on neighbouring amenity would be acceptable and in line with the above reference policies.

Trees, landscaping and biodiversity

- 8.45 Policy DM10.8 of the Croydon Local Plan (2018) states in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form. Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.
- 8.46 With regard to the previous consent on the site, application 19/00884/FUL, the committee report states "whilst the application site contains some mature and semi-mature trees and shrubs, the application site is not covered by a Tree Preservation Order, nor is the site within a conservation area so trees on the site are not subject to planning controls. It is proposed to retain some of the hedge to the rear site boundary (rear of Plot 2 and Plot 3), 6 trees and hedges within the centre of the site would be felled. New vegetation is proposed on the boundary with No.28 Hartley Old Road. Tree

protection measures and method statements for any works within root protection areas have been conditioned on Council's Arboricultural Officer request".

- 8.47 Since then, trees have been removed from the site. A revised Arboricultural Report has been submitted (22.09.22). The tree officer previously raised concern regarding the overall loss of trees, that the newly built form would leave very little usable amenity space for new tree planting to be undertaken, specifically in regard to mitigating the loss of trees proposed to be removed to facilitate the new development.
- 8.48 Clearance works have taken place on site which has included the removal of trees and land level changes. Given this, the full-back position, the trees not being protected, and that replacement trees are proposed (which have been shown on a preliminary landscape proposals plan to compensate for the loss of trees), it is considered in this instance that the application would be acceptable. The landscaping plan shows 11 new trees, planted at 4.25-6m tall for instant impact, along with several shrubs and hedges. Given that the site has been cleared and the quality of the planting medium is not clear, a suitably worded condition would be attached for replacement trees to be provided in suitable tree pits due to any existing topsoil having been removed from the site. This would be secured as part of an overall landscaping scheme for the site. The trees in the rear gardens of the neighbouring properties would not be affected by the proposal. It is also recommended for the submitted Arboricultural mitigation measures to be secured via condition/tree protection measures.
- 8.49 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).
- 8.50 Protected species are a material planning consideration. A revised Preliminary Ecological Appraisal has been submitted (04.08.22) which has been assessed by the Councils' ecological assessor who has raised no objection subject to securing biodiversity mitigation and enhancement measures. They have recommended all mitigation and enhancement measures/or works to be carried out in accordance with the submitted Preliminary Ecological Appraisal (Arbtech, August 2022) and implemented in full. It is also recommended for a biodiversity enhancement strategy to be submitted prior to slab level. The proposed headline biodiversity enhancements are supported, and would secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021).
- 8.51 The Council's ecologist has advised that the biodiversity enhancement strategy could also include provision of a log pyramid for invertebrates such as Stag Beetle (*Lucanus cervus*).
- 8.52 With regard to ponds nearby, an email dated 21st October 2022 was submitted confirming "there are no ponds within 500m of the development area and the site itself is considered unsuitable for both aquatic- and terrestrial-phase amphibians and therefore the risk of a potential impact on newts is negligible". The Preliminary Ecological Appraisal (p6) also states with regard to amphibians that "No suitable habitat on site for amphibians and there are no ponds within 500m of the development area. No records of common amphibians or GCN were provided with the BRD and there are no GCN licenced sites within 1km of the site on the Magic database.

- 8.53 The proposal would therefore not cause harm to protected species on the site, and subject to the recommended conditions would make appropriate provision for habitats and biodiversity net gain.

Access, parking and highway impacts

- 8.54 Policy SP8 of the Croydon Local Plan (2018) concerns traffic generation, sustainable travelling and parking standards. Policies DM29 and DM30 of the Croydon Local Plan (2018) promotes sustainable travel and reducing congestion. Policies T4, T5, T6 of the London Plan (2021) are also of relevance.
- 8.55 The TFL guidance on Public Transport Accessibility Levels (PTAL) assumes that people will walk up to 640 metres (approximately eight minutes) to a bus service and up to 960 metres (12 minutes) to a rail service. The site is approximately 700m from Reedham Station. The nearest bus stops are approximately 600m away on Old Lodge Lane. The PTAL for the site is shown indicatively on the TFL WebCAT website as being 1B (very poor), although the calculation excludes all bus routes (even though they are in walking distance), so in practice the site is accessible by several transport modes and the PTAL may be higher.
- 8.56 The London Plan (2021) requires that the maximum parking standards for a PTAL 0-1 in outer London for 3+ bedroom homes should be up to 1.5 spaces per dwelling. This therefore equates to a maximum 9 parking spaces for the proposed 6 homes.
- 8.57 The previous scheme for 3 houses proposed an over provision of parking with 8 parking spaces and two garages, including a garage and two parking spaces for no. 32. No parking for no.32 (which has a large driveway) is proposed within the current application.
- 8.58 10 parking spaces are proposed. Plots 1 and 2 would each have one parking space per dwelling. The remainder of the houses would have two parking spaces each. This is considered acceptable.
- 8.59 The proposed vehicular access would be wider than that approved for the extant consent. It would incorporate a shared vehicular access and a 1.2m wide pedestrian route (demarcated using a different surface treatment). Concern has been raised regarding the siting of the pedestrian route. Whilst the site would be intensified with more occupants, it is considered given the previous extant scheme did not include a pedestrian route and the proposed access road would be demarcated with a different surface, it is considered it would not be detrimental to on vehicular/pedestrian safety. An amended plan has been submitted of the gradients of the access road. The gradient has been shown as 1:20 which is a gentle slope and considered acceptable for this scale of development.
- 8.60 Details of electric vehicle charging points have not been shown, however it is recommended for details to be secured via condition.
- 8.61 A new vehicular access is shown on the plans for no. 32 Hartley Old Road, however that is outside the side boundary and therefore not included within the application. It would however be possible for no.32 to retain access from the proposed access route. In order to ensure that the proposal does not result in the removal of parking for no.32 (which would permanently displace parking on-street), a Grampian condition is

recommended, requiring the applicant to provide details of the parking arrangement for no.32 before the development can be occupied.

- 8.62 The site includes the land needed for appropriate visibility splays, and a condition is recommended requiring details.
- 8.63 Cycle stores has been shown within the rear gardens of the proposed dwellings. The site plan states the cycle stores would be lockable and provide space for 4 bikes each. Two bike spaces are required per house. It is considered the side access would be wide enough (at least 1.2m wide) in order for bikes to be taken along the side access to the front. It is recommended for full details. An area has also been provided for visitors (for 4 bikes) although it may be possible for each home to provide some storage for their visitors. It is recommended for a condition to be attached for these details to be secured via condition.
- 8.64 Policy DM13 of the Croydon Local Plan (2018) states refuse/recycling should be sensitively integrated within the building, ensure facilities are well screened, provide adequate space for temporary storage of waste (including bulky waste) materials generated by the development and provide layouts that ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.
- 8.65 The access route would be a maximum of 4.8 metres in width, which is wider than the extant permission which was 4.5m wide. At its narrowest point, it would narrow to 3.6m which would allow a large vehicle such as a refuse collection vehicle to enter the site. A larger hardstanding area/turning area is proposed to the extant consent, with a different layout. Swept Path details have been provided demonstrating a larger vehicle (refuse vehicle) would be able to turn on site and leave in forward gear. The officer report in respect of application 19/00884/FUL states "The access route would be a maximum of 4.5 metres in width, which is adequate for both refuse vehicles and emergency vehicles. Room within the site to turn these vehicles is not included. It is acceptable that there is not dedicated turning space for emergency vehicles, given the infrequency with which they may be required and that they may not need to enter the site, subject to Building Regulations approval". Given that the proposal is an improvement on the extant permission and swept path details have been provided demonstrating a larger vehicle can turn on site and leave in forward gear, this is considered satisfactory.
- 8.66 Each of the proposed dwellings would have an area for waste/refuse which is not large enough to accommodate the required number of receptacles. The refuse should be within an enclosed store and large enough to accommodate three household waste bins and not 2 as shown. It is considered the details can adequately be secured via condition. An area of bulky waste area (10m²) has not been identified on the proposed site plan. It is considered there would be space available for bulky waste (adjacent to the visitor cycle parking area, or within individual front gardens). Given the infrequency with which the bulky waste area may be required, it is considered a larger vehicle can access the proposed development at rear. It is recommended for details of its location to be secured via condition.
- 8.67 The applicant has confirmed agreement to a S.106 agreement to secure a contribution towards sustainable transport initiatives in line with Policy SP8.12 and SP8.13. It is recommended that a financial contribution of £1500 per unit is secured towards sustainable transport improvement measures.

Fire safety

- 8.68 Policy D5 of the London Plan (2021) seeks for inclusive design and Policy D12 of the London Plan (2021) states in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.
- 8.69 Details of fire safety have been submitted which outlines fire safety measures for the development. The applicants Highway consultants have advised that “Paragraph 6.7.3 of Manual for Streets acknowledges that an access width (between gates) of 3.7m is required for fire access and to allow a working area around the vehicle. A minimum carriageway width of 2.75m is acceptable to allow a fire appliance to travel along a route. The proposed road narrowing of 3.6m is therefore compliant with Manual for Streets and Part B5 of the Building Regulations”. This has been assessed and considered the details are adequate. It is recommended for the details to be secured via condition; however it should be noted that fire safety together with other matters dealt with under building regulations legislation will be dealt with by Building Control.

Flood risk and energy efficiency

- 8.70 Policy SI 12 and Policy SI 13 of the London Plan 2021 state that development proposals must comply with the flood risk assessment and management requirements NPPF and utilise sustainable urban drainage systems (SUDS). The London Plan 2021 states that current and expected flood risk from all sources should be managed in a sustainable way and that particular surface water management issues should be identified, and measures implemented to aim to reduce these risks. Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS). The site falls within a critical drainage area. A SUDs Strategy has been submitted for consideration which states:

“All surface water arising can be managed on site. All surface water arising from roofed areas is controlled by direct infiltration through soakaways. Water butts will reduce potable water demand provide additional SuDS on site. All areas of hard standing on the site will be constructed using a permeable medium. There is no design exceedance outfall away from the site. Exceedance flows and flows arising from system failure can be accommodated on site within areas of landscape planting, soakaway crates and the sub-base to the hard standing”. It is recommended for Sustainable Urban Drainage System details to be secured via condition.

- 8.71 It should be noted that the SUDs Report is a draft and does not show the layout of the correct scheme. It is however considered the details can adequately be secured via condition given the plan within the report is not that dissimilar to that proposed. It is therefore recommended for a SUDs condition to be attached for details to be submitted.
- 8.72 With regard to sewage, this is not a planning consideration. The agent sent email dated 21.10.22 that the development would be connected to the existing connection at no. 30 Hartley Old Road.

- 8.73 A condition would be attached to ensure that mains water consumption would be designed to meet a target of 110 litres or less per head per day.

Construction Logistics

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

9 CONCLUSIONS

- 9.1 The provision of 6 residential family dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.
- 9.2 In addition, using legal agreement and appropriate conditions, the development would be acceptable.
- 9.3 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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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.

02.01.2023 to 13.01.2023

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. : 22/04755/HSE
Location : 22 Dalmally Road
Croydon
CR0 6LS

Ward : **Addiscombe East**
Type: Householder Application

Proposal : Erection of rear wrap around single storey extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 04.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04777/HSE
Location : 12 Capri Road
Croydon
CR0 6LE

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of single storey rear in fill extension.

Date Decision: 04.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05027/CAT
Location : Fairhaven Court
8 Ashburton Road
Croydon
CR0 6AL

Ward : Addiscombe East
Type: Works to Trees in a
Conservation Area

Proposal : T1 Oak: Crown reduce by 2m
- Remove epicormic growth
- Lift branches over road to clear 6m

Date Decision: 04.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05235/PAD
Location : 2A Addiscombe Avenue
Croydon
CR0 6LH

Ward : Addiscombe East
Type: Determination prior approval
demolition

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

Date Decision: 11.01.23

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Ref. No. : 22/05195/CAT
Location : 31 Clyde Road
Croydon
CR0 6SY

Ward : Addiscombe West
Type: Works to Trees in a Conservation Area

Proposal : T1 Malus Domestica - Reduce for fruiting purposes
T2 Crataegus Monogyna - Pollard back to previous points

Date Decision: 05.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05315/DISC
Location : 2 Blake Road
Croydon
CR0 6UH

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Fire Safety) of planning permission LPA ref: 22/03578/HSE (Erection of new entrance gates)

Date Decision: 09.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01553/FUL
Location : 916A London Road
Thornton Heath
CR7 7PE

Ward : Bensham Manor
Type: Full planning permission

Proposal : Erection of single storey rear extension to shop.

Date Decision: 12.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05250/LP
Location : 28 Geneva Road
Thornton Heath
CR7 7BH

Ward : Bensham Manor
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable loft conversion with rear dormer and three skylights in the front elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 09.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/03753/FUL	Ward :	Broad Green
Location :	15 Greenside Road Croydon CR0 3PP	Type:	Full planning permission
Proposal :	Conversion of two self-contained flats into a 3-bed single family dwellinghouse.		
Date Decision:	12.01.23		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04641/DISC	Ward :	Broad Green
Location :	Morris House 2 Bensham Lane Croydon CR0 2RQ	Type:	Discharge of Conditions
Proposal :	Part discharge of conditions 15 and 16 (fire safety) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)		
Date Decision:	13.01.23		

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. :	22/04687/DISC	Ward :	Broad Green
Location :	Land Former Site Of Stewart House Waddon Marsh Way Croydon CR9 4HS	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Details of condition 10 (Enclosed Car Parking Management Plan, including relocated disabled parking spaces) pursuant to planning permission 18/02663/ful .Demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 04.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04715/HSE
Location : 115 Westcombe Avenue
Croydon
CR0 3DF

Ward : Broad Green
Type: Householder Application

Proposal : Erection of single storey rear extension and installation of an air conditioning unit to the rear [Retrospective]

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01601/CONR
Location : Land At Victory Place/ Carberry Road/
Carberry Works, Crystal Palace, SE19 3RU

Ward : Crystal Palace And Upper Norwood
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Variation of Condition 22 (approved drawings) attached to permission reference 15/02658/P dated 13/11/2015 since amended by Non-Material Amendment applications 17/04227/NMA, 18/01817/NMA & 21/03286/NMA for "the demolition of some of the existing buildings on site and redevelopment and reuse to provide a mixed use scheme comprising retail within Class E (at ground floor level), flexible retail/office/studio space within Classes E (at ground floor level) including an element of D1 (community) use, restaurant/bar within Classes A3/A4 (at ground level), apart-hotel/hotel within Class C1 (at ground, 1st, 2nd & 3rd floor levels), office within Class E (at 1st & 2nd floor level), together with residential accommodation (Class C3) comprising 34 flats (at 1st, 2nd and 3rd floor levels) and associated amenity space. Provision of a covered space for use as a market and entertainment space. Provision of associated disabled car parking, secure cycle storage and refuse/recycling storage areas' to rationalise the consented layout, consolidate previously approved designs and allow the creation of construction phase drawings (amended description).

Date Decision: 13.01.23

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

Level: Delegated Business Meeting

Ref. No. :	22/04163/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	76 Harold Road Upper Norwood London SE19 3SW	Type:	Householder Application
Proposal :	Alterations to boundary wall and external access arrangement. Extension to ground floor level. Internal alterations and other amendments to application 21/02706/HSE.		

Date Decision: 09.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04544/CONR	Ward :	Crystal Palace And Upper Norwood
Location :	16D Highfield Hill Upper Norwood London SE19 3PS	Type:	Removal of Condition
Proposal :	Variation of Condition 2 (approved drawings) attached to permission 21/03083/FUL for 'Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking' to alter the built form and internal layouts of the consented dwellings.		

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 10.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/04640/LP	Ward :	Crystal Palace And Upper Norwood
Location :	10 Wedgwood Way Upper Norwood London SE19 3ES	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition of existing garage and part of carport and erection of a single storey rear and side extension		

Date Decision: 12.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	22/04689/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	14 Preston Road Upper Norwood London SE19 3HG	Type:	Householder Application
Proposal :	Erection of part single/two-storey rear/side wraparound extension (following demolition of existing rear and side additions), Installation of 0.7m high raised patio, and Associated alterations		

Date Decision: 11.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04744/DISC	Ward :	Crystal Palace And Upper Norwood
Location :	49-51 Beulah Hill Upper Norwood London SE19 3DS	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Discharge Condition 14 (Travel Plan) attached to Planning Permission ref. 17/03208/FUL for 'Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access'

Date Decision: 09.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/05176/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	9 Tree View Close Upper Norwood London SE19 2QT	Type:	Works to Trees in a Conservation Area

Proposal : Sycamore (T1) - 3m Crown Reduction

Date Decision: 05.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	22/00893/HSE	Ward :	Coulsdon Town
Location :	1B The Drive Coulsdon CR5 2BL	Type:	Householder Application

Proposal : This application is for the erection of detached single storey garage.

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/03209/HSE	Ward :	Coulsdon Town
Location :	96 Woodcote Grove Road Coulsdon CR5 2AE	Type:	Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Proposed vehicle cross-over to 'out' exit

Date Decision: 09.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03814/FUL

Ward : Coulsdon Town

Location : Bankview Apartments
96 Brighton Road
Coulsdon
CR5 2FN

Type: Full planning permission

Proposal : Alterations including erection of roof extension to create additional storey and 1-3 storeys rear extension to create 8 self-contained units with associated amenity areas and bin and bike storage.

Date Decision: 06.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04239/HSE

Ward : Coulsdon Town

Location : 4 Jenner Close
Coulsdon
Croydon
CR5 3FP

Type: Householder Application

Proposal : Erection of single storey rear infill extension, conversion of existing garage into a habitable room, land level alterations including new rear steps and installation of rooflights on rear extension

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04331/LP

Ward : Coulsdon Town

Location : 3 Sandown Road
Coulsdon
CR5 3HR

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension and patio area following demolition of existing rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 06.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/04355/NMA	Ward :	Coulsdon Town
Location :	3A The Drive Coulsdon CR5 2BL	Type:	Non-material amendment

Proposal : Non-material amendment to planning permission 21/05324/HSE for alterations and lower ground floor rear and first floor extensions to create house from chalet bungalow.
Amendments: Alterations to front and rear elevations and floor layouts and additional side windows to the rear extension

Date Decision: 11.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04733/HSE	Ward :	Coulsdon Town
Location :	1 Railway Terrace Station Approach Coulsdon CR5 2NR	Type:	Householder Application

Proposal : Alterations; demolition of existing single storey rear extension and construction of a single storey rear/side extension; erection of replacement front porch; demolition of shed and erection of single storey outbuilding for use as a home office; and installation of 3 rooflights to facilitate the conversion of the loft space to a bedroom.

Date Decision: 06.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/05211/DISC	Ward :	Coulsdon Town
Location :	1 South Drive Coulsdon CR5 2BJ	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Discharge of Conditions 3 (Landscaping) and 4 (Play Space) attached to planning permission ref. 21/05910/CONR for application under section 73 of the Town and Country Planning Act 1990 for the variation of condition numbers 1 (approved drawings and documents) and 12 (Construction Logistics Plan) attached to planning permission ref.19/01109/FUL. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).

Date Decision: 12.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05300/LP

Location : 1 Woodman Road
Coulsdon
CR5 3HQ

Ward : Coulsdon Town

Type: LDC (Proposed) Operations edged

Proposal : Hip to gable loft conversion and erection of rear dormer. Insertion of two rooflights to the front roof slope.

Date Decision: 06.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02433/FUL

Location : 79 Park Lane
Croydon
CR0 1JG

Ward : Fairfield

Type: Full planning permission

Proposal : Change of use from offices to dwellings to provide 3 one bedroom and 2 two bedroom flats with associated cycle, refuse and parking area; alterations to front elevation of existing garage to include a new window; erection of single storey rear extension and boundary fence.

Date Decision: 12.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/03905/DISC

Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : Land Adjacent To Croydon College Type: Discharge of Conditions
Croydon
CR0 1PF

Proposal : Discharge of condition 12 (tree planting strategy and tree management plan) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05632/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Discharge of Conditions
College Road
Croydon, CR0 1PF

Proposal : Discharge of condition 13 (Vehicle Dynamics Assessment) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06205/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Discharge of Conditions
College Road
Croydon, CR0 1PF

Proposal : Discharge of condition 15 (hard and soft landscaping) pursuant to planning permission 19/04987/FUL.

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00074/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF

Type: Discharge of Conditions

Proposal : Discharge of Condition 19 (Landscape and Public Realm Management and Maintenance) pursuant to planning permission 19/04987/FUL.

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02132/FUL

Location : Mott Macdonald House
8-10 Sydenham Road
Croydon
CR0 2EE

Ward : **Fairfield**

Type: Full planning permission

Proposal : Erection of 7-storey rear extension to increase office floor space with roof top plant area. Removal of parts of building; refurbishment and reconfiguration including external re-cladding to whole building. Rationalisation of building frontage and entrance and formation of courtyard amenity space to rear of building. Provision of cycle parking and end of journey facilities, car parking spaces (including disabled parking) and refuse storage areas.

Date Decision: 06.01.23

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

Level: Delegated Business Meeting

Ref. No. : 22/04202/DISC

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

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Details required by Condition 20 (1 - Commercial and residential use Travel Plans and 2-Car park management strategy) of planning permission 20/04010/CONR.

Date Decision: 09.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04412/DISC

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michaels Square) Type: Discharge of Conditions

Proposal : Details required by Condition 19 (Delivery and Servicing Plan) of planning permission 20/04010/CONR.

Date Decision: 09.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04414/DISC Ward : **Fairfield**
 Location : 6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michaels Square) Type: Discharge of Conditions

Proposal : Details required by Condition 16 (1. Dropped kerb for vehicular access and egress, 2. Cycle parking for residents and 3. Refuse and recycling storage arrangements) of planning permission 20/04010/CONR.

Date Decision: 09.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04661/GPDO Ward : **Fairfield**
 Location : Savgold House Type: Prior Appvl - up to two storeys
 21 Tavistock Road flats
 Croydon
 CR0 2AL

Proposal : Notification for prior approval under the GPDO under Class A for 2 x additional storey to create 8 additional flats

Date Decision: 04.01.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04955/DISC Ward : **Fairfield**
 Location : Boulevard Point Type: Discharge of Conditions
 15 Scarbrook Road
 Croydon
 CR0 9XN

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Discharge of conditions 14 (soil contamination) and 26 (bicycle storage phasing) of planning permission 15/01462/P and associated non material amendment application 19/02440/NMA for the erection of an eleven storey building, comprising 13 three bedroom, 20 one bedroom and 9 two bedroom flats with associated landscaping, cycle parking and amenity space.

Date Decision: 05.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05146/CAT
Location : 13 Eden Road
Croydon
CR0 1BB

Ward : Fairfield
Type: Works to Trees in a
Conservation Area

Proposal : Conifer tree to be removed from the property at number 13 Eden road, on the right-side of the property.

Works to be advised by a recommended arborist (tree surgeon).

Date Decision: 05.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05173/CAT
Location : 74 Church Road
Croydon
CR0 1SD

Ward : Fairfield
Type: Works to Trees in a
Conservation Area

Proposal : T1 Ash - Fell
T2 Ash - Fell

Date Decision: 05.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/06126/FUL
Location : Woden Cottage
Firs Road
Kenley
CR8 5LG

Ward : Kenley
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Demolition of a single-family dwellinghouse and erection of 3x two-storey terraced 3-bedroom houses with accommodation in the roof, and 4x two-storey semi-detached 3-bedroom houses with accommodation in the roof; and associated parking, cycle and refuse storage.

Date Decision: 12.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04522/DISC

Ward : **Kenley**

Location : Sycamores
Kenley Lane
Kenley
CR8 5DF

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (landscaping) and 6 (cycle store) attached to planning permission 20/02074/FUL for Demolition of existing single dwelling and construction of a building comprising 9 flats, associated vehicle and cycle parking, refuse storage and hard and soft landscaping

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04617/HSE

Ward : **Kenley**

Location : 11 Lawford Gardens
Kenley
CR8 5JJ

Type: Householder Application

Proposal : Conversion of garage to habitable room. Alterations to fenestration including installation of 2x windows to front elevation, installation of glass doors to rear elevation, and installation of 1x door to side elevation. Installation of 2x rooflights to front roof slope and 2x rooflights to rear roof slope.

Date Decision: 11.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04904/TRE

Ward : **Kenley**

Location : 13 Abbots Lane
Kenley
CR8 5JB

Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : T1 Cedar: To be reduced S side by 2m (overlong laterals to be brought into the main canopy) & reduced E side by 3m.
T2 Cedar: To be reduced E side by 2m.
(TPO 10, 1980)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	22/05319/LP	Ward :	Kenley
Location :	Glen View Old Lodge Lane Kenley CR8 5EU	Type:	LDC (Proposed) Operations edged

Proposal : Loft conversion with rear dormer windows and hip-to gable roof extension.

Date Decision: 13.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/05322/DISC	Ward :	Kenley
Location :	98 Higher Drive Purley CR8 2HL	Type:	Discharge of Conditions

Proposal : Discharge of condition 5 (materials and details) attached to planning permission 21/04358/FUL for the 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: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/05226/HSE	Ward :	New Addington North
Location :	50 Brierley Field Way Croydon CR0 9DQ	Type:	Householder Application

Proposal : Erection of front accessible ramp

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 05.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	22/04725/HSE	Ward :	New Addington South
Location :	59 Aldrich Crescent Croydon CR0 0NQ	Type:	Householder Application

Proposal : Demolition of detached outbuilding. Erection of single/two-storey rear/side/front wraparound extension.

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04832/HSE	Ward :	New Addington South
Location :	4 Wolsey Crescent Croydon CR0 0PE	Type:	Householder Application

Proposal : Demolition of garage. Erection of part single part two-storey side/rear extension.

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04795/GPDO	Ward :	Norbury Park
Location :	35 Virginia Road Thornton Heath CR7 8EL	Type:	Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.35 metres

Date Decision: 11.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04796/HSE
Location : 35 Virginia Road
Thornton Heath
CR7 8EL

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of rear dormer loft extension, installation of 3no. roof lights to the front roofslope.

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04980/CAT
Location : 4 Hollies Close
Norbury
London
SW16 3EF

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

Proposal : ASH (T1) - Crown Reduction up to 3 metres.

Date Decision: 04.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05147/CAT
Location : Beech Cottage
2 Arnalls Road
Norbury
London
SW16 3EP

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

Proposal : T1 Yew: Fell
T2 Hornbeam, repollard back to previous points of reduction.

Date Decision: 05.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/03870/FUL
Location : 14 Benett Gardens
Norbury
London
SW16 4QE

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Conversion of existing single dwellinghouse into 2 self-contained flats to provide 1 x 2-bed and 1x 3-bed flats and sub-division of rear garden. Demolition of existing rear extension and erection of single storey rear extension, hip to gable loft extension with rear dormer and 2no. rooflights on front slope. Alterations to rear elevation and provision of rear external staircase and associated refuse and cycle storage.

Date Decision: 12.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04413/LP
Location : 251 Norbury Crescent
Norbury
London
SW16 4LF

Ward : Norbury And Pollards Hill
Type: LDC (Proposed) Operations edged

Proposal : Erection of roof extension to the rear roofslope, installation of three (3) rooflights in the front roof slope and erection of outbuilding in the rear garden(following demolition of existing garage).

Date Decision: 06.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04430/FUL
Location : Ground Floor Flat
28 Beatrice Avenue
Norbury
London
SW16 4UN

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Demolition of existing rear extension and erection of single storey rear extension to ground floor flat.

Date Decision: 06.01.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04705/LE
Location : 83 Norbury Crescent
Norbury
London
SW16 4JT

Ward : Norbury And Pollards Hill
Type: LDC (Existing) Use edged

Proposal : Continued use of existing outbuilding as a single dwelling (C3)

Date Decision: 05.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04721/HSE
Location : 183 Northborough Road
Norbury
London
SW16 4BB

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of a hip to gable roof extension, erection of rear dormer with front roof lights, removal of chimney

Date Decision: 06.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04723/FUL
Location : 1340A London Road
Norbury
London
SW16 4DG

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Proposed conversion of the existing flat into 3 flats. First and second floor rear extensions with front and rear roof extensions. Associated site alterations

Date Decision: 04.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02660/HSE
Location : 126 Coulsdon Road
Coulsdon
CR5 2LE

Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations including hip to gable roof extensions and rear dormer, including four rooflights to the front roofslope and one rooflight to each of the side roof slopes of the projecting front gable.

Date Decision: 05.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04346/DISC
Location : 8 Coulsdon Road
Coulsdon
CR5 2LA

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (SuDS) and 6 (Drainage Strategy as required by Thames Water) of Planning permission 19/03965/FUL (Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping)

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04875/TRE
Location : Coulsdon Manor Hotel
Coulsdon Court Road
Coulsdon
CR5 2LL

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

Proposal : T1 Cedar: Fell due to Phaeolous Schweinitzii fungus
T2 Oak: Fell due to Honey Fungus
(TPO 74, 2009)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/05194/DISC
Location : Development Site Former Site Of
48 Homefield Road
Coulsdon
CR5 1ES
Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge of Condition 13 (Carbon Emissions) attached to planning permission ref. 19/05202/FUL for the demolition of existing house and erection of 1 x 4 bedroom dwelling and 3 x 3 bedroom dwellings with associated car parking, PV panels, cycle parking, refuse storage and landscaping.

Date Decision: 06.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05307/LP
Location : 47 Homefield Road
Coulsdon
CR5 1ET
Ward : Old Coulsdon
Type: LDC (Proposed) Operations edged

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

Date Decision: 05.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04829/TRE
Location : Land Adjacent To Garage 110 & 111
Tidenham Gardens
Croydon
CR0 5UT
Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Proposal : T3 Horse Chestnut: Fell due to subsidence (T16 on TPO 04, 2011)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04894/DISC
Location : Oakmount House
49 Selborne Road
Croydon
CR0 5JQ

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping) attached to planning permission 21/01889/CONR for the demolition of existing house, garage and outbuilding, and erection of a three storey building comprising 9 apartments, and provision of associated off-street parking, and associated refuse storage and cycle storage, and associated landscaping.)

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02183/DISC

Ward : Purley Oaks And Riddlesdown

Location : Development Site Former Site Of
443A Brighton Road
South Croydon
CR2 6EU

Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Delivery and Service Management Plan (DSMP) of 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04086/TRE

Ward : Purley Oaks And Riddlesdown

Location : 8 Copperfield Close
South Croydon
CR2 0RX

Type: Consent for works to protected trees

Proposal : T1 Oak Tree: 2 metre crown reduction
(TPO 73 of 2009)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 05.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	22/04099/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	55 Mount Park Avenue South Croydon CR2 6DW	Type:	Householder Application
Proposal :	Alterations, erection of single/two storey side and rear extension and raised terrace at rear and basement area		

Date Decision: 13.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04305/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	Development Site Former Site Of 443A Brighton Road South Croydon CR2 6EU	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 17 (Car Park Management Plan) of 20/02020/FUL (Demolition of existing buildings and the redevelopment of the site to provide a residential led, mixed-use, development comprising of up to 79 residential units (C3), 398 sqm GIA flexible commercial space (B1b, B1c and D1), with building heights ranging between 4, 6 and 8 storeys, associated parking and landscaping, and all necessary ancillary and enabling works).		

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04507/FUL	Ward :	Purley Oaks And Riddlesdown
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 3 Station Approach
Purley Oaks Road
South Croydon
CR2 0QD

Type: Full planning permission

Proposal : Erection of a new extraction system located to the rear of the property for the purposes of the existing commercial unit.

Date Decision: 06.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04792/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 139 Sanderstead Road
South Croydon
CR2 0FN

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (energy efficiency) attached to permission 20/05098/FUL dated 26/02/21 for the Demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area.

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05011/LP

Ward : **Purley Oaks And Riddlesdown**

Location : 16 Victoria Avenue
South Croydon
CR2 0QP

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension and front porch.

Date Decision: 11.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/05148/NMA

Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Riddlesdown
Location : 23 Purley Bury Avenue
Purley
CR8 1JF
Type: Non-material amendment
Proposal : Non-material amendment to planning permission ref. 22/01618/HSE. (Erection of a two-storey side extension, two-storey and part single-storey rear extension. Alterations to the existing roof form. Erection of a new raised decking area).

Date Decision: 06.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01792/FUL
Location : 47 Graham Road
Purley
CR8 2EN
Ward : **Purley And Woodcote**
Type: Full planning permission
Proposal : Demolition of existing house, alterations to land levels, erection of 4 two storey houses (3 with accommodation within the roof space), formation of vehicular access and access road with associated parking and refuse

Date Decision: 12.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03571/HSE
Location : 48 Highfield Road
Purley
CR8 2JG
Ward : **Purley And Woodcote**
Type: Householder Application
Proposal : Retrospective application for retention of rear steps, glazed balustrades and outbuilding

Date Decision: 03.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04237/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location :	Purley Baptist Church Banstead Road Purley CR8 3EA	Type:	Discharge of Conditions
Proposal :	Discharge of condition 4 (Highways Agreement) attached to permission 16/02994/P for Demolition of existing buildings on two sites, erection of 3 to 17 storey building with basements comprising 114 flats, community and church space and a retail unit on Island Site and a 3 to 8 storey building comprising 106 flats on south site and public realm improvements with associated vehicular accesses		

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04586/TRE	Ward :	Purley And Woodcote
Location :	13A The South Border Purley CR8 3LL	Type:	Consent for works to protected trees
Proposal :	<p>T1 Horse chestnut - Reduce lower lateral crown spread over drive by 2m.</p> <p>T2 Horse chestnut - Fell to ground level - historic limb failure slow decline potentially due to Bleeding canker</p> <p>T3 Horse chestnut - Fell to ground level - Roots have been severed close to trunk by building works and leaning over out house</p> <p>T4 Silver birch - Fell to ground level Leaning over garden not good specimen affected with 'Witches broom'</p> <p>(TPO no.12, 1977 & TPO no. 12,2012)</p>		

Date Decision: 09.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	22/04590/DISC	Ward :	Purley And Woodcote
Location :	33 Foxley Lane Purley CR8 3EH	Type:	Discharge of Conditions
Proposal :	Discharge of condition 3 (external facing materials), 5 (landscaping), 6 (various), 8 (tree report/tree protection plan), 9 (construction logistics plan), 10 (water), 11 (carbon dioxide emissions), 15 (bio-diversity) and 16 (bio-diversity) attached to planning permission 22/01970/FUL for alterations to land levels, erection of two storey house with accommodation within the roof space, associated car parking, refuse, cycle provision and hard and soft landscaping		

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 04.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04701/DISC	Ward :	Purley And Woodcote
Location :	922 - 930 Purley Way Purley CR8 2JL	Type:	Discharge of Conditions

Proposal : Discharge of condition 10 (invasive non-native species) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 05.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04724/HSE	Ward :	Purley And Woodcote
Location :	Thurlstone Woodcote Park Avenue Purley CR8 3NH	Type:	Householder Application

Proposal : Erection of single storey rear and front extension with alterations and extensions to the roof which include the formation of dormer windows within the rear and side roof slopes.

Date Decision: 06.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/04742/DISC	Ward :	Purley And Woodcote
Location :	16 Smitham Downs Road Purley CR8 4NB	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Discharge of Condition 7 (landscaping, play space, amenity space) attached to permission 20/05575/FUL dated 10/10/2021 for the Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.

Date Decision: 09.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04757/DISC	Ward :	Purley And Woodcote
Location :	Bala Court 118A Woodcote Valley Road Purley CR8 3BF	Type:	Discharge of Conditions

Proposal : Discharge of Condition 6 (Landscaping) pursuant to application reference 22/03419/CONR for Demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycles sheds.

Date Decision: 09.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04773/DISC	Ward :	Purley And Woodcote
Location :	58 Old Lodge Lane Purley CR8 4ET	Type:	Discharge of Conditions

Proposal : Discharge of condition 7 (drainage) attached to planning permission ref. 21/00954/FUL. (Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces).

Date Decision: 10.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04779/HSE	Ward :	Purley And Woodcote
Location :	12 Silver Lane Purley CR8 3HG	Type:	Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Erection of a single storey side and rear extension to the exiting main house with excavation proposed to accommodate a new swimming pool, sauna and ancillary spaces.

Date Decision: 11.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04819/DISC	Ward :	Purley And Woodcote
Location :	14A Smitham Bottom Lane Purley CR8 3DA	Type:	Discharge of Conditions

Proposal : Discharge of condition 10 (cycle and refuse) attached to planning application 20/04997/FUL for the demolition of existing single storey detached dwelling (with roof accommodation) and erection of a two storey building (with roof accommodation) to the front comprising 6 self-contained flats and construction of a two storey building to the rear comprising 3 terraced dwellings; new access drive to the side; vehicular parking; hard and soft landscaping; communal/amenity/play space; refuse and cycle storage and boundary treatment.

Date Decision: 12.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04828/DISC	Ward :	Purley And Woodcote
Location :	58 Old Lodge Lane Purley CR8 4ET	Type:	Discharge of Conditions

Proposal : Discharge of condition 5 (landscaping) attached to planning permission 21/00954/FUL. (Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces).

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04935/CAT	Ward :	Purley And Woodcote
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 4 Upper Woodcote Village
Purley
CR8 3HE

Type: Works to Trees in a
Conservation Area

Proposal : T1 Bay - Reduce left hand boundary side by up to 1.5m to just inside hedge line
- Reduce height by up to 2m
- Laterally reduce by up to 1.5m to reshape

Date Decision: 04.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04957/NMA
Location : 14A Smitham Bottom Lane
Purley
CR8 3DA

Ward : **Purley And Woodcote**
Type: Non-material amendment

Proposal : Non material amendment to planning permission ref. 20/04997/FUL for the erection of 2 x two storey buildings with accommodation in the roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping. for the demolition of existing single storey detached dwelling (with roof accommodation) and erection of a two storey building (with roof accommodation) to the front comprising 6 self-contained flats and construction of a two storey building to the rear comprising 3 terraced dwellings; new access drive to the side; vehicular parking; hard and soft landscaping; communal/amenity/play space; refuse and cycle storage and boundary treatment. The application is to amend the wording of condition 4 (bat license).

Date Decision: 10.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04971/CAT
Location : 7 Furze Hill
Purley
CR8 3LB

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

Proposal : T1 - Cherry - To fell
T2 - Fir - To Fell and grind out stump
T3 - Rowan - To Fell and grind out stump

Date Decision: 04.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05026/CAT
Location : Wittsend
Promenade De Verdun
Purley
CR8 3LN

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

Proposal : Removal of x2 Cherry trees due to both trees being in decline. Left hand tree (in photo) is almost dead and tree on right is declining. Client wants to remove trees and re-plant

Date Decision: 04.01.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/05099/TRE
Location : 93A Foxley Lane
Purley
CR8 3HP

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

Proposal : T1 Wester Red Cedar: Crown Lift by 5 metres measured from ground level.
(TPO No. 41, 2008)

Date Decision: 05.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04448/HSE
Location : 53 The Woodfields
South Croydon
CR2 0HJ

Ward : Sanderstead
Type: Householder Application

Proposal : Conversion of garage into habitable room and alterations to the garage roof

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04601/HSE

Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : Hilltop
3 Briar Grove
South Croydon
CR2 9HR
Type: Householder Application

Proposal : Demolition of conservatory and erection of a single storey side extension. Demolition of garage and erection of a replacement garage with a pitched roof.

Date Decision: 10.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04700/HSE
Location : 56 Leighton Gardens
South Croydon
CR2 9DY
Ward : **Sanderstead**
Type: Householder Application

Proposal : Demolition of rear outbuilding and erection of a single storey rear extension.

Date Decision: 04.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04730/HSE
Location : 41 Montague Avenue
South Croydon
CR2 9NL
Ward : **Sanderstead**
Type: Householder Application

Proposal : Alterations. Erection of single storey front infill extension. Erection of two-storey side/rear extension.

Date Decision: 13.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04760/HSE
Location : 7 Farm Fields
South Croydon
CR2 0HQ
Ward : **Sanderstead**
Type: Householder Application

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

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 13.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04791/FUL	Ward :	Sanderstead
Location :	35 Kingswood Lane Warlingham CR6 9AB	Type:	Full planning permission

Proposal : Demolition of existing detached bungalow, garage and outbuildings and replacement with a block of nine new apartments over 3 floors including roof. Associated landscape and parking.

Date Decision: 11.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/05310/NMA	Ward :	Sanderstead
Location :	Land Former Site Of Yewbank Sanderstead Road South Croydon CR2 0AG	Type:	Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/03786/CONR for the variation of Conditions 2 (Approved Drawings) and 11 (Accessible Units) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 09.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/05354/LP	Ward :	Sanderstead
Location :	1 North Down South Croydon CR2 9PB	Type:	LDC (Proposed) Operations edged

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

Date Decision: 06.01.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Level: Delegated Business Meeting

Ref. No. :	23/00044/LP	Ward :	Sanderstead
Location :	36 West Hill South Croydon CR2 0SA	Type:	LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension.

Date Decision: 13.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	23/00057/LP	Ward :	Sanderstead
Location :	37 Mayfield Road South Croydon CR2 0BG	Type:	LDC (Proposed) Operations edged

Proposal : Erection of a single storey outbuilding.

Date Decision: 13.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/01014/TRE	Ward :	Selsdon And Addington Village
Location :	Abbotswood Bridle Way Croydon CR0 5AH	Type:	Consent for works to protected trees

Proposal : T11 - Leylandii - Remove as it is damaging fence
(TPO no. 14, 1970)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. :	22/02940/HSE	Ward :	Selsdon And Addington Village
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 24 Ruffetts Close
South Croydon
CR2 7JS

Type: Householder Application

Proposal : Demolition of outbuilding, erection of a part single-storey, part two-storey side/rear extension.

Date Decision: 10.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03757/HSE

Ward : **Selsdon And Addington Village**

Location : 9 Kerr Close
South Croydon
CR2 8AT

Type: Householder Application

Proposal : Erection of single-storey side extension following demolition of existing outbuilding. Alterations to fenestration.

Date Decision: 12.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04055/DISC

Ward : **Selsdon And Addington Village**

Location : 55 Crest Road
South Croydon
CR2 7JR

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Materials), 6 (Trees), 7 (Landscaping), 10 (Biodiversity) and 12 (CLP) attached to planning permission 20/06710/FUL for Erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping.

Date Decision: 10.01.23

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/05046/HSE

Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 48 Farnborough Avenue
South Croydon
CR2 8HD

Type: Householder Application

Proposal : Erection of two-storey side extension. Erection of hip-to-gable roof alterations with rear dormer. Erection of a new porch.

Date Decision: 12.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05129/TRE

Location : 1 Fuller's Wood
Croydon
CR0 8HZ

Ward : **Selsdon And Addington Village**

Type: Consent for works to protected trees

Proposal : T1 Oak Tree: 3 metre crown reduction and 10% thin.
(TPO No. 14, 1970)

Date Decision: 05.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03064/FUL

Location : 182 - 184 Addington Road
South Croydon
CR2 8LB

Ward : **Selsdon Vale And Forestdale**

Type: Full planning permission

Proposal : Construction of a three-storey rear extension, roof extension and change of use of the first floor chiropractic clinic (Use Class E) to create 2 residential flats (Use Class C3), and commercial floor space at rear ground floor level. Provision of associated refuse and cycle storage

Date Decision: 13.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04047/HSE

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 19 Kingswood Way
South Croydon
CR2 8QL

Type: Householder Application

Proposal : Erection of single-storey rear and side extension following demolition of existing extension. Erection of two-storey front extension with roof alterations. Landscaping to the rear

Date Decision: 11.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04833/DISC

Location : Rear Of 156 To 180 Addington Road
South Croydon
CR2 8LB

Ward : **Selsdon Vale And Forestdale**

Type: Discharge of Conditions

Proposal : Partial discharge of Condition 2 (Site Investigation) attached to planning permission 18/04516/FUL for demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking.

Date Decision: 04.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 19/03122/FUL

Location : 1 - 11 Neville Road
Croydon
CR0 2DS

Ward : **Selhurst**

Type: Full planning permission

Proposal : Change of use from office (B1(a)) to 11 bed HMO (Sui Generis) with shared living, and kitchen facilities with associated parking spaces, cycle stand, communal garden, and bin storage.

Date Decision: 06.01.23

Not Determined application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Ref. No. :	21/03551/FUL	Ward :	Selhurst
Location :	45 Saxon Road South Norwood London SE25 5EH	Type:	Full planning permission
Proposal :	Conversion of existing dwelling into three self-contained flats; erection of a two-storey side and rear infill extension, rear dormer roof extensions (part retrospective).		
Date Decision:	06.01.23		

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/04718/FUL	Ward :	Selhurst
Location :	42 & 44 Saxon Road South Norwood London SE25 5EQ	Type:	Full planning permission
Proposal :	Erection of single storey wrap-around extension for both 42 & 44 Saxon Road.		
Date Decision:	06.01.23		

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04772/LE	Ward :	Selhurst
Location :	211 Gloucester Road Croydon CR0 2DW	Type:	LDC (Existing) Use edged
Proposal :	Use of the building as 2 self-contained flats (4 year established use)		
Date Decision:	10.01.23		

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. :	22/04835/HSE	Ward :	Selhurst
Location :	23 St Saviour's Road Croydon CR0 2XE	Type:	Householder Application
Proposal :	Erection of roof extension on the rear outrigger.		
Date Decision:	11.01.23		

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04916/FUL
Location : 70A Arundel Road
Croydon
CR0 2EP

Ward : Selhurst
Type: Full planning permission

Proposal : Erection of rear dormer roof extension

Date Decision: 13.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05728/DISC
Location : Parcels Of Land Adjacent To Longheath
Gardens And Long Lane
Croydon
CR0 1XT

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Contamination Validation Report) of Planning Permission Ref 16/06508/FUL granted 15/06/2017

Date Decision: 09.01.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03970/FUL
Location : 46 The Glade
Croydon
CR0 7QD

Ward : Shirley North
Type: Full planning permission

Proposal : Demolition of existing property and construction of 4 no. 3 bedroom houses with parking spaces.

Date Decision: 06.01.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/04060/LP
Location : 49 Long Lane
Croydon
CR0 7AR

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

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

Date Decision: 09.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04736/GPDO
Location : 25 Ash Tree Way
Croydon
CR0 7SU

Ward : Shirley North
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 3.8 metres

Date Decision: 10.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04817/GPDO
Location : 28 Darley Close
Croydon
CR0 7QH

Ward : Shirley North
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.51 metres and a maximum height of 2.81 metres

Date Decision: 11.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04891/TRE

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 62 Woodmere Avenue
Croydon
CR0 7PD

Type: Consent for works to protected trees

Proposal : TPO T3 (ash) - crown lift to clear 8 metres
(TPO 01, 2013)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/05104/HSE

Location : 46 Shirley Avenue
Croydon
CR0 8SJ

Ward : **Shirley North**

Type: Householder Application

Proposal : Erection of rear dormer. Installation of two front rooflights

Date Decision: 10.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01360/FUL

Location : 95 Shirley Way
Croydon
CR0 8PL

Ward : **Shirley South**

Type: Full planning permission

Proposal : Erection of a dwellinghouse in the rear garden, with associated car parking, landscaping and refuse storage.

Date Decision: 10.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02448/TRE

Location : 7 Postmill Close
Croydon
CR0 5DY

Ward : **Shirley South**

Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Proposal : Sweet Chestnut (T1) - Removal of Epicormic Growth
Holly (T2) - Crown reduce by 1metre.
(TPO 19,1992)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04684/HSE
Location : 35 Tideswell Road
Croydon
CR0 8PW

Ward : Shirley South
Type: Householder Application

Proposal : Erection of part two-storey side and single storey rear wrap around extension and alterations to front elevation

Date Decision: 11.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04962/HSE
Location : 87 Links View Road
Croydon
CR0 8ND

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing conservatory.
Erection of first floor side extension. Formation of hardstanding front garden.

Date Decision: 10.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04408/ADV
Location : Bus Shelter Outside 288 - 290 Brighton Road
Display Outside 287 Brighton Road
South Croydon
CR2 6AG

Ward : South Croydon
Type: Consent to display advertisements

Proposal : Advertising as a part of a bus shelter.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 12.01.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. :	22/02976/DISC	Ward :	South Croydon
Location :	25 Haling Park Road South Croydon CR2 6NJ	Type:	Discharge of Conditions
Proposal :	Details pursuant to condition 2 (Visibility Splays, Security Lighting, Playspace, Refuse Store (Elevations)) to planning permission ref 18/04236/FUL granted for demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store.		

Date Decision: 13.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04308/HSE	Ward :	South Croydon
Location :	55 Upland Road South Croydon CR2 6RE	Type:	Householder Application
Proposal :	Erection of single storey side/rear extension and first floor side extension		

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04764/HSE	Ward :	South Croydon
Location :	51 Croham Road South Croydon CR2 7HD	Type:	Householder Application
Proposal :	Roof extension with 3 no. of dormers.		

Date Decision: 09.01.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Ref. No. :	22/04822/LE	Ward :	South Croydon
Location :	35 Purley Road South Croydon CR2 6EZ	Type:	LDC (Existing) Operations edged

Proposal : Erection of rear dormer with balcony. Erection of single-storey rear extension.

Date Decision: 05.01.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. :	22/04836/DISC	Ward :	South Croydon
Location :	270 Selsdon Road South Croydon CR2 7AA	Type:	Discharge of Conditions

Proposal : Discharge of Condition 6 (Cycle and Refuse Storage), 7 (Landscaping), 9 (Electric Vehicle Charging Points) attached to permission 20/02863/FUL for Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising 9 units. Provision of associated parking, landscaping, amenity space, refuse and cycle storage

Date Decision: 12.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04838/DISC	Ward :	South Croydon
Location :	270 Selsdon Road South Croydon CR2 7AA	Type:	Discharge of Conditions

Proposal : Discharge of Condition 10 (Waste Management Plan) attached to permission 20/02863/FUL for Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising 9 units. Provision of associated parking, landscaping, amenity space, refuse and cycle storage

Date Decision: 11.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04912/TRE	Ward :	South Croydon
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 3 Ballards Rise
South Croydon
CR2 7JT

Type: Consent for works to protected trees

Proposal : 68 - Beech - Crown lift to 8 metres measured from ground level.
69 - Beech - Crown lift to 8 metres measured from ground level.
70 - Oak - Crown lift to 5 metres measured from ground level.
72 - Horse Chestnut - Crown lift to 8 metres measured from ground level.
73 - Oak - Crown lift to 5 metres measured from ground level.
74 - Hornbeam - Crown lift to 8 metres measured from ground level.
75 - Hornbeam - Crown lift to 5 metres measured from ground level
(TPO 08, 2004)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/05041/TRE

Location : 10B Bench Field
South Croydon
CR2 7HX

Ward : **South Croydon**

Type: Consent for works to protected trees

Proposal : T1 Sycamore: - 2 metre crown reduction and 10% thin.
T2 Plum: - remove to ground level as growing lopsided and blocks light to rear of garden
(TPO 6, 1968)

Date Decision: 04.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/05050/HSE

Location : 27 Harewood Road
South Croydon
CR2 7AT

Ward : **South Croydon**

Type: Householder Application

Proposal : Alternation and removal of window openings at ground and first floor. Internal reconfiguration.

Date Decision: 10.01.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Ref. No. :	21/03490/FUL	Ward :	South Norwood
Location :	Flat 1, 28 Sangley Road South Norwood London SE25 6QT	Type:	Full planning permission
Proposal :	Erection of single storey rear extension.		
Date Decision:	11.01.23		

Not Determined application

Level: Delegated Business Meeting

Ref. No. :	22/03821/FUL	Ward :	South Norwood
Location :	Elizabeth Cottage Rear Of 63 Portland Road South Norwood London SE25 4UN	Type:	Full planning permission
Proposal :	Refurbishment and extension of existing Elizabeth Cottage, Erection of 2 additional dwellings with associated amenity space, cycle and refuse storage.		
Date Decision:	06.01.23		

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

Level: Delegated Business Meeting

Ref. No. :	22/04375/HSE	Ward :	South Norwood
Location :	300 Whitehorse Lane South Norwood London SE25 6UF	Type:	Householder Application
Proposal :	yesExcavation to form a single-level rear/side wraparound extension to basement level, Erection of single/two-storey front/rear/side extension, Hip-to-gable roof extension to side roofslope, Dormer extension on rear roofslope, Installation of two (2) rooflights to front roofslope, Formation of a vehicle crossover, and Alterations including erection of front boundary treatment		
Date Decision:	12.01.23		

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/04471/LBC	Ward :	South Norwood
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : Stanley Hall
South Norwood Hill
South Norwood
London
SE25 6AB

Type: Listed Building Consent

Proposal : Installation of 16 no. supplementary 900w classic infrared heating panels installed at high level to the sloping soffit of the ceiling structure on each side of the assembly room. 2 no. panels shall be evenly spaced and installed between each truss bay.

Date Decision: 05.01.23

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 22/04478/HSE
Location : 6A Lancaster Road
South Norwood
London
SE25 4AQ

Ward : South Norwood
Type: Householder Application

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

Date Decision: 05.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04686/FUL
Location : 56 South Norwood Hill
South Norwood
London
SE25 6AF

Ward : South Norwood
Type: Full planning permission

Proposal : Alterations, change of use from single dwelling and outbuilding (C3) to six-bedroom house in multiple occupation for six occupants (C4) and retention of outbuilding

Date Decision: 04.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04918/GPDO

Ward : South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 71 Sundial Avenue
South Norwood
London
SE25 4BU

Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 05.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/05020/HSE
Location : 8 Dagmar Road
South Norwood
London
SE25 6HZ

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

Proposal : Erection of ground floor wraparound extension, floor plan redesign and all associated works.

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04774/DISC
Location : 69 Whitehorse Lane
South Norwood
London
SE25 6RA

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

Proposal : Discharge of Conditions 3 (materials), 4 (cycle and refuse storage) and 6 (construction logistics plan) attached to permission 22/01600/FUL for Demolition of existing dwelling and erection of replacement two-storey semi-detached dwelling

Date Decision: 12.01.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Ref. No. :	22/03623/DISC	Ward :	Waddon
Location :	Land Rear Of 13 To 73 Stafford Road Duppas Hill Road Croydon CR0 4NG	Type:	Discharge of Conditions

Proposal : Partial discharge of condition 7 (External Materials) attached to planning permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 06.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/03899/FUL	Ward :	Waddon
Location :	6A Thorneloe Gardens Croydon CR0 4EN	Type:	Full planning permission

Proposal : Erection of single storey side extension to existing side entrance.

Date Decision: 12.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04814/DISC	Ward :	Waddon
Location :	11 Barham Road South Croydon CR2 6LD	Type:	Discharge of Conditions

Proposal : Discharge of Condition 5 (Refuse and Cycle storage) attached to planning permission 18/03319/FUL for 'Conversion of the property to form 5 self-contained flats (3x 1 bed, 1 x 2 bed and 1 x 3 bed); formation of basement accommodation with front and rear light wells, erection of part 1, part 2 side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope; provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking'

Date Decision: 11.01.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04892/LP	Ward :	Waddon
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 73 Waddon Road
Croydon
CR0 4JH

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey outbuilding in rear garden following the demolition of the shed.

Date Decision: 11.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04899/NMA

Location : Land Rear Of 13 To 73 Stafford Road
Duppas Hill Road
Croydon
CR0 4GB

Ward : **Waddon**

Type: Non-material amendment

Proposal : Non material amendment to planning permission 19/02049/FUL for the erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works. (Change: SUDs and Public Art)

Date Decision: 06.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05086/TRE

Location : Lincoln Court
32 Warham Road
South Croydon
CR2 6LA

Ward : **Waddon**

Type: Consent for works to protected trees

Proposal : T1 Deodar Cedar: Fell
(TPO No 11, 1986)

Date Decision: 05.01.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/03957/FUL

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 25B Crowther Road
South Norwood
London
SE25 5QP

Type: Full planning permission

Proposal : Erection of sunken two-storey one-bedroom dwelling (Use Class C3), with associated cycle and refuse storage provision.

Date Decision: 13.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04241/FUL

Location : 49A Clifford Road
South Norwood
London
SE25 5JS

Ward : **Woodside**

Type: Full planning permission

Proposal : Alterations, change of use from dwellinghouse (C3) to six-bedroom HMO (C4) for six occupants, erection of rear dormer extension and provision of 3x rooflights in front roofslope and 2x windows in side elevation

Date Decision: 13.01.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04272/LP

Location : 18 Cobden Road
South Norwood
London
SE25 5NX

Ward : **Woodside**

Type: LDC (Proposed) Operations edged

Proposal : Use as a semi-independent living accommodation for 17 -21 year olds with qualified full-time line-in carers to provide care 24 hours (Use Class C3(B))

Date Decision: 09.01.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04506/FUL

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 49A Clifford Road
South Norwood
London
SE25 5JS

Type: Full planning permission

Proposal : Erection of rear dormer extension and provision of 3x rooflights in front roofslope

Date Decision: 10.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04906/DISC
Location : 3 Ferndale Road
South Norwood
London
SE25 4QR

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Fire Safety Strategy) attached to planning permission 22/03598/HSE for the erection of single storey side/rear extension.

Date Decision: 12.01.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03672/FUL
Location : Flat 1, 71 Leander Road
Thornton Heath
CR7 6JZ

Ward : West Thornton
Type: Full planning permission

Proposal : Erection of single storey wrap around rear/side extension and alterations to fenestration

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04234/HSE
Location : 100 Woodcroft Road
Thornton Heath
CR7 7HF

Ward : West Thornton
Type: Householder Application

Proposal : Erection of single storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 04.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04642/LP	Ward :	West Thornton
Location :	48 Buxton Road Thornton Heath CR7 7HG	Type:	LDC (Proposed) Operations edged

Proposal : Erection of roof extension to rear of main roofslope and outrigger, installation of two (2) rooflights into front roofslope and removal of one (1) chimney.

Date Decision: 06.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/04712/GPDO	Ward :	West Thornton
Location :	165 Cecil Road Croydon CR0 3BQ	Type:	Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.75 metres and a maximum height of 3.2 metres

Date Decision: 11.01.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	22/04770/LP	Ward :	West Thornton
Location :	3 Buxton Road Thornton Heath CR7 7HJ	Type:	LDC (Proposed) Operations edged

Proposal : Erection of single storey side extension.

Date Decision: 05.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/04776/HSE	Ward :	West Thornton
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Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Location : 20 Silverleigh Road
Thornton Heath
CR7 6DU
Type: Householder Application

Proposal : Demolition of existing rear extension, erection of side and rear wraparound extension.

Date Decision: 05.01.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04810/DISC
Location : Connaught Towers
682 - 684 London Road
Thornton Heath
CR7 7HU
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 4 (bin and cycle storage) and 5 (CO2 and water usage) from planning permission 18/00242/FUL for 'Erection of roof extension to provide new 4th floor level to contain 5 x studio flats'

Date Decision: 11.01.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04897/LP
Location : 19 Wharfedale Gardens
Thornton Heath
CR7 6LD
Ward : **West Thornton**
Type: LDC (Proposed) Operations edged

Proposal : Erection of roof extension to rear of main roofslope and installation of three (3) rooflights into front roofslope

Date Decision: 13.01.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05171/AUT
Location : Flat 9 Nightingale Court 53 Church Road
Anerley
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority
Proposal : Change of use of Flat 9 from in-house warden/manager's accommodation for use as a retirement flat - Adjoining Borough Consultation from London Borough of Bromley

Decisions (Ward Order) since last Planning Control Meeting as at: 16th January 2023

Date Decision: 10.01.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

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