

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, 12 January 2023** at the rise of Planning Sub-Committee but not earlier than **6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 4 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 <http://webcasting.croydon.gov.uk>

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

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

The agenda papers for all Council meetings are available on the Council website www.croydon.gov.uk/meetings

If you require any assistance, please contact Tariq Aniemeka-Bailey
020 8726 6000 x64109 as detailed above.

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 5 - 12)

To approve the minutes of the meeting held on 20 October and 10 November 2022 as accurate records.

3. Disclosure of Interest

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

4. Urgent Business (if any)

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

5. Development presentations (Pages 13 - 14)

To receive the following presentations on a proposed development:

There are none.

5.1 2105373FUL 114-118 Pampisford Road (Pages 15 - 54)

Ward: Purley Oaks and Riddlesdown
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 55 - 56)

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

There are none.

8.1 Weekly Planning Decisions (Pages 57 - 200)

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.

Public Document Pack Agenda Item 2

Planning Committee

Meeting held on Thursday, 20 October 2022 at 6.30 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Sean Fitzsimons, Humayun Kabir, Endri Llabuti, Ellily Ponnuthurai
Holly Ramsey, Nikhil Sherine Thampi, Luke Shortland and Appu Srinivasan

Also Present: Councillor Christopher Herman

Apologies: Councillors Clive Fraser, Mark Johnson, Joseph Lee and Ian Parker.

PART A

68/22 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday 14 July 2022 and Thursday 11 August be signed as a correct record.

69/22 Disclosure of Interest

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

70/22 Urgent Business (if any)

There was none.

71/22 Development presentations

There were none.

72/22 **Planning applications for decision**

73/22 **18/00547/FUL - Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU**

Extension of "Main Stand" to provide seating for an additional 8,225 spectators and an additional 24,522sqm of floor space internally (beneath the expanded "Main Stand") to be used for the operation of the football club and ancillary functions (Use Class D2), and a 550sqm GIA restaurant/retail unit (Use Class A1/A3). Demolition of 22-32 Wooderson Close, and associated refurbishment works to end elevation of 20 Wooderson Close, reorganisation of the associated parking facilities and gardens. Reorganisation of the club and supermarket car parks, and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane, with associated hard and soft landscaping. Use of the club car park as a fan plaza on match-days. Pitch lengthening (from 101m to 105m), and the creation of accessible seating within the Whitehorse Lane Stand (spectator capacity reduced by 690). Creation of replacement spectator capacity (683 additional), and relocation of the fan zone, to the corner of the "Holmesdale Road" and "Arthur Wait" stands. Reorganisation of floodlighting, including the removal of two of the flood light masts. Removal of the TV Gantry at the "Arthur Wait" Stand.

Ward: South Norwood

The Director of Planning and Sustainable Regeneration addressed the Committee with a background on the planning considerations that the members had to consider when making their decision and the impact that the proposed development would have on the residents that would be impacted.

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

Stuart Gough spoke in against the application.

Steve Parish spoke in support of the application.

The Ward Member Councillor Christopher Herman addressed the committee with his view on the application.

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

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

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

The Committee **RESOLVED** to **GRANT** the application for the development at Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU.

74/22 **Items referred by Planning Sub-Committee**

There were none.

75/22 **Other planning matters**

The report was received for information.

The meeting ended at 8.22 pm

Signed:

Date:

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Planning Committee

Meeting held on Thursday, 10 November 2022 at 6.30 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Michael Neal (Chair);
Councillor Leila Ben-Hassel (Vice-Chair);
Councillors Sherwan Chowdhury, Chris Clark, Sean Fitzsimons, Clive Fraser,
Mark Johnson, Joseph Lee, Ian Parker and Nikhil Sherine Thampi

Also Present: Councillors Yvette Hopley and Endri Llabuti

Apologies: Councillors Humayun Kabir, Sean Fitzsimons (for lateness), Ellily Ponnuthurai
and Holly Ramsey

PART A

76/22 **Disclosure of Interest**

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

77/22 **Urgent Business (if any)**

There was none.

78/22 **Development presentations**

There were none.

79/22 **Planning applications for decision**

80/22 **21/04705/FUL - 18 Brambledown Road, South Croydon, CR2 0BL**

Demolition of existing dwelling and erection of a three-storey building with roof accommodation comprising 7 flats, provision of new access and crossover, 5 parking spaces, refuse store, cycle parking and landscaping.

Ward: Sanderstead

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

Oliver Little spoke against the application.

Jack Carvall spoke in support of the application.

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

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

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

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

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

Councillor Parker proposed a motion to refuse on the grounds on overdevelopment due to its excessive footprint, height, size and massing. This was seconded by Councillor Johnson.

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

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

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 18 Brambledown Road, South Croydon, CR2 0BL.

81/22 **21/06380/FUL - 104 Purley Downs Road, South Croydon, CR2 0RB**

Demolition of single-family dwellinghouse and erection of 3x twostorey, semi-detached pairs of dwellinghouses and 1x two-storey detached dwellinghouse (total 7 units) with associated parking, cycle and refuse storage.

Ward: Sanderstead

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

Alexandra Eatough spoke in support of the application.

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

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

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

The motion to grant the application was taken to a vote and carried with 10 Members voting in favour and no Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 104 Purley Downs Road, South Croydon, CR2 0RB.

82/22 **22/00148 - 88 Riddlesdown Road, Purley, CR8 1DD**

Demolition of existing five-bedroom detached house and erection of a block of flats comprising 21no. units, refuse and recycling store, parking, landscaping and associated works.

Ward: Purley Oaks and Riddlesdown

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

Graham Roberts spoke in objection to the application.

The Ward Councillor Endri Llabuti addressed the Committee with his view on the application.

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

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

The motion to grant the application was taken to a vote and carried with eight Members voting in favour and two Members abstained their vote.

The Committee **RESOLVED** to **GRANT** the application for the development at 88 Riddlesdown Road, Purley, CR8 1DD.

83/22 **Items referred by Planning Sub-Committee**

There were none.

84/22 **Other planning matters**

The report was received for information.

The meeting ended at 9.17 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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1 APPLICATION DETAILS

Ref: 21/05373/FUL
 Location: 108 - 114 & 118 – 120 Pampisford Road, Purley
 Ward: Purley Oaks and Riddlesdown
 Description: The demolition of 6 no. detached dwelling houses and the construction of 5 buildings of up to 4 storeys in height (plus roof accommodation and basement), providing 67 new homes with landscaping, car parking provision, refuse storage and associated works.
 Drawing Nos: 20-161-P050, P051, P052, P053, P054D, P055B, P060D, P061C, P062C, P063C, P064C, P065C, P067, P068, P069A, P070D, P071D, P072D, P073D, P074D, P080C, P081C, P082C, P083C, P084A, P085C, P086B, P087A, P088C, P089C, P090B, P091A, P092B, P093A, P095B, P099, P103B, P105, P109A and P112.
 Applicant: DP (Pampisford) Ltd
 Agent: Alex Yearsley
 Case Officer: Thomas Wilson

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (4+ person)	TOTAL
Existing (to be demolished)	0	0	0	6	6
Proposed (market housing)	12	2	0	31	45
Proposed (affordable rent)	2	8	3	0	13
Proposed (shared ownership)	3	2	4	0	9
TOTAL	16	13	7	31	67

*All 45 market units would be within nos. 108 - 114 Pampisford Road and all 22 affordable units would be within nos. 118 - 120 Pampisford Road.

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2 (however No. 108 is immediately adjacent to PTAL 4)	
Car Parking maximum standard	Proposed
Nos. 108 - 114 Pampisford Road = 41.5	43
Nos. 118 - 120 Pampisford Road = 16.5	22
Long Stay Cycle Storage minimum	Proposed
Nos. 108 - 114 Pampisford Road = 84	104
Nos. 118 - 120 Pampisford Road = 42	45
Short Stay Cycle Storage minimum	Proposed

Nos. 108 - 114 Pampisford Road = 3	6
Nos. 118 - 120 Pampisford Road = 2	2

1.1 This application is being reported to committee because:

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

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:

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

- 28% Affordable housing by habitable room (13 X London Affordable Rent units and 9 x Shared Ownership homes)
- Affordable housing early and late-stage review mechanisms
- Completion of affordable housing prior to occupation of market housing.
- Sustainable transport measures and contribution of £100,500
- Exclude residents from being eligible to apply for parking permits to the CPZ in this area
- Free membership for future occupants to a car club for 3 years
- Carbon offset contribution
- Air quality contribution of £6,700
- Local employment and training (construction phase) contribution of c £55,000 plus Local Employment and Training Strategy
- S.278 agreement to secure highways works
- 'Be Seen' energy monitoring
- Monitoring fee(s)

Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.

2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters:

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings

Pre-commencement

- 3) Phasing plan
- 4) Construction and Environmental Management Plan

- 5) Contamination
- 6) Piling method statement
- 7) Further details of SuDS
- 8) Updated Fire Statement including provision of evacuation lift facilities
- 9) Site Levels
- 10) Tree protection
- 11) Details of suspended ramp over tree roots

Prior to above ground floor slab level

- 12) Details of materials
- 13) Detailed drawings
- 14) Details of boundary treatment
- 15) Details of landscaping, green roofs, child play / communal amenity space
- 16) Landscape contingency
- 17) Details of Biodiversity Enhancement Strategy
- 18) Details of external plant

Pre-occupation

- 19) Full details of cycle storage to be submitted for approval
- 20) Details of traffic lights, barrier and ramps
- 21) Car park management plan
- 22) EVCP to be implemented on site
- 23) Energy efficiency / sustainability
- 24) Waste Management Plan
- 25) Secured by design
- 26) Delivery and Servicing Plan
- 27) Screening to balconies/terraces

Compliance

- 28) Water use
- 29) Air Quality
- 30) Accessible Homes (M4(2) and (3))
- 31) Urban Greening
- 32) External Lighting
- 33) Construction waste strategy

Restriction

- 34) Ultra-low NOx boiler
- 35) No plumbing other than rainwater pipes on front elevation
- 36) No telecommunications equipment
- 37) Obscure glazing with restricted opening up to 1.7m above floor level
 - Nos.108-144
 - Block A: South west elevation Levels 1-4,
 - Block B: North east elevation Levels 1-4,
 - Block C: North west elevation Levels 1-2.
 - Nos.118-120
 - South west and north east elevations Levels 0-2

Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Granted subject to a Section 106 Agreement;
- 2) Community Infrastructure Levy;
- 3) Code of practice for Construction Sites;
- 4) Thames Water informatives regarding underground assets, public sewers. And water pressure.

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

- 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 the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the relevant ecological information, mitigation and planning conditions; and to refuse the application, if within 6 months of the planning committee meeting date the relevant ecological information is insufficient.
- 2.7 That the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission if within 6 months of the planning committee meeting date the legal agreement has not been completed.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 Full planning permission is sought for the demolition of nos. 108 - 114 Pampisford Road (four dwellings, "Site 1") and nos. 118 - 120 Pampisford Road (two dwellings, "Site 2"). The two sites are separated by nos. 116 and 116a Pampisford Road. Combined the sites would provide 67 homes, 45 of which would be market homes located on Site 1 (nos. 108 - 114 Pampisford Road) and 22 (33% overall and 28% by habitable room) which would be affordable homes (13 x London Affordable Rent and 9 x Shared Ownership) located on Site 2 (nos. 118 - 120 Pampisford Road).
- 3.2 On nos. 108 - 114 Pampisford Road (Site 1), the proposal includes the erection of four blocks (A-D). Blocks A and B would face onto Pampisford Road with Blocks C and D positioned behind within the rear garden. Between the two blocks would be a communal garden. Vehicle access would be adjacent to no. 106 and would lead down to an underground car park.

Amendments

- 3.3 Following the initial submission and consultation exercise, amended drawings were received with the following changes:
 - Reduction in height of all blocks
 - Repositioning of all blocks
 - Reduction from 68 to 67 units
- 3.4 Neighbours were re-consulted on the amended drawings and the description of development has been updated.

Site and Surroundings

- 3.5 This site comprises of two separate plots, nos. 108-114 Pampisford Road (Site 1) and no. 118-120 Pampisford Road (Site 2) located on the south eastern side of the street. Nos. 108-114 comprises of four plots and nos. 118-120 two plots, all with single family dwellinghouses, substantial rear gardens and generous defensible space to the front.
- 3.6 There appears to be a relatively consistent building line that is also mirrored on the opposite side of the road. Each property has off street parking and a dropped kerb. The land slopes steeply downwards towards the south east, such that the buildings on this side of the road are substantially lower than those opposite. The surrounding area is predominately residential, suburban with a verdant character. The buildings vary in height and typology, with a 3-storey block of flats adjacent at no.122; 2 new residential buildings of 3 and 4 storeys on the corner of Wyvern Road, and 3 recently constructed 2 storey (plus roof accommodation) houses opposite at 75-75B Pampisford Road.
- 3.7 No. 108 is located within an area with potential for groundwater flooding of the property below ground level, with the remainder of the site having limited potential. Both sites are at very low risk from surface water and river flooding, but are within a critical drainage area. There are three trees close to the boundaries of nos. 108-110 Pampisford Road site that are subject to a TPO.



Site location Plan

Planning Designations and Constraints

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

- PTAL: Assumed 2 (However, no. 108 is immediately adjacent to PTAL 4)
- Flood Risk Zone: 1
- Surface water flooding: Very low risk
- Groundwater flooding: No. 108 = partially potential for flooding of the property below ground level, with the remainder of the site having limited potential
- Critical drainage area

Planning History

3.9 The following planning decisions are relevant to the application:

108 Pampisford Road

16/00179/P - Alterations; conversion to form 3 one bedroom and 3 two-bedroom flats; extension of pitched roof and erection of a 3-storey rear extension; erection of 4 underground stores at the front with car parking over with alterations to the existing vehicular access; erection of 2 lower ground floor stores at the rear.

Refused due to the impact on the appearance of the original building and streetscene, loss of privacy to neighbours, result in sub-standard accommodation and layout of the parking and turning area.

108 & 110 Pampisford Road Plus 1-3 Montpelier Road, Purley, CR8 2NF

02/02654/P - Demolition of existing houses; erection of 4 blocks comprising 8 three bedroom and 6 four-bedroom townhouses; formation of vehicular access onto Montpelier Road

Refused due to the impact on the appearance of the streetscene, loss of privacy to neighbours, result in sub-standard accommodation, and lack of visibility splays and layout of the parking and turning area.

112 Pampisford Road

20/04290/OUT - Outline planning permission for the demolition of existing two storey dwellinghouse (including side garage) and erection of a part three; part four storey (including excavation) building comprising 7 self-contained flats to the front and a two storey semi-detached pair of dwellings to the rear; reinstatement of existing crossover and creation of new crossover to facilitate forecourt car parking; cycle and refuse provision, hard and soft landscaping, boundary treatment; land level alterations; communal/private/play amenity space and external alterations (Access, Layout, Scale).

Refused due to the impact on the appearance of the streetscene, loss of daylight, sunlight and outlook to neighbours, result in sub-standard accommodation, and layout of the parking area, lack of parking and accuracy of parking survey.

21/03459/OUT - Outline planning permission for the demolition of existing two storey dwellinghouse (including side garage) and erection of a part three; part four storey

(including excavation) building comprising 5 self-contained flats to the front and 4 self-contained flats to the rear; reinstatement of existing crossover and creation of new crossover to facilitate forecourt car parking; cycle and refuse provision, hard and soft landscaping, boundary treatment; land level alterations; communal/private/play amenity space and external alterations (Access, Layout, Design, Scale); all other matters reserved (Landscape). (PENDING DECISION)

110 - 114 Pampisford Road

14/03383/P - Demolition of existing houses and the erection of a part 2 storey, part 3 storey building with accommodation within the roof space, and underground parking area. Providing 9 x 1 bedroom and 9 x 2-bedroom flats.

Refused due to the impact on the appearance of the streetscene, visual intrusion to neighbours, result in sub-standard accommodation and layout of the parking and turning area.

Appeal dismissed, all reasons for refusal upheld.

15/01667/P - Demolition of existing houses; erection of a 2/3 storey building with undercroft parking comprising 5 one bedroom, 4 two bedroom and 5 three-bedroom flats.

Refused due to the impact on the appearance of the streetscene, vehicle access and lack of drainage strategy.

Appeal dismissed due to the impact on the appearance of the streetscene.

122 Pampisford Road

18/00236/FUL - Demolition of existing two storey property, erection of two storey plus lower ground floor and roof level, creation of eight self-contained residential units (C3), new access with car parking, landscaping, refuse and cycle storage. (Permission granted 17 August 2018).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would provide 67 residential units of which 22 would be affordable.
- Some harm to the character of the area has been identified by the scale of proposal. However, the scale of buildings locally varies, and the architectural treatment of the buildings would reflect the local character. Officers do not consider the harm significant and that other material planning considerations (provision of additional housing of which 28% is affordable by habitable room) would outweigh that harm.
- Impacts to neighbours would be acceptable.
- The proposed units have an acceptable standard of accommodation.
The proposed development would be acceptable on highways, environmental, trees, SuDS and sustainability grounds as well as in respect of the proposed planning obligations.
- Further details are required in relation to potential impacts to badgers and bats.

- 4.1 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.

- 5.2 The following were consulted regarding the application:

Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.3 The submitted strategy and overall approach meet most of the LLFA requirements. However, the information submitted is not adequate to fully demonstrate the compliance. Clarifications and additional information are still required in some aspects of the strategy before this can be approved. An updated strategy should be secured by condition.

Thames Water (Statutory Consultee)

- 5.4 No objections subject to piling condition and informatives.

BPS Surveyors (Independent Viability Consultant):

- 5.5 The proposed affordable housing provision (13 x LAR and 9 X SO units) would generate a deficit and it would not be viable to provide more affordable housing.
- 5.6 Recommend the Council includes both an early and late-stage review mechanism within the Section 106 Agreement.

Tree Officer

- 5.7 108-114 Pampisford – Moderate number of trees proposed for removal, although trees offer little in terms of visual amenity. Replacement planting acceptable and should be secured by condition.
- 5.8 The proposed principle of using a suspended ramp in proximity to T10 is acceptable and should be secured by condition.
- 5.9 118-120 Pampisford - Considerable amount of tree, although generally of low quality. Replacement planting acceptable and should be secured by condition.

Principal Building Control Surveyor (fire safety)

- 5.10 No objection subject to a condition requiring additional details to be submitted.

Pollution Control Officer (air quality, noise and light)

- 5.11 No objection subject to conditions requiring submission of a Construction and Environmental Management Plan and delivery and servicing plan, compliance with the lighting strategies and restrictions on boiler types. Secure a contribution of £6,700 to off-set emissions.

Place Services (biodiversity/ecology)

- 5.12 All dwellings proposed to be demolished contain moderate to low potential for roosting bats and the submitted Bat Mitigation Statements still recommends that further bats emergence / re-entry survey are required to confirm the presence / likely absence of bats or the extent of the likely impacts European Protected Species. These are still scheduled for the bat activity season in 2023 and are still required prior to determination of this application.
- 5.13 In addition, we note that the Badger Mitigation Statement (December 2022) recommends that a camera trap survey should be carried out for 118-120 Pampisford Road, to confirm whether the site is occupied by Badger due to the presence of an unidentified mammal burrow.
- 5.14 However, support the mitigation measures contained within the Stag Beetle Mitigation Statement (December 2022), as well as the details contained within the Biodiversity Enhancement Plan (November 2022) in principle.
- 5.15 As a result, this additional information is still required to provide the LPA with certainty of impacts on legally protected species and be able to secure appropriate mitigation either by a mitigation licence from Natural England or a condition of any consent. This will enable the LPA to demonstrate compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006 and prevent wildlife crime under s17 Crime and Disorder Act 1998.

STM Environmental (contamination)

- 5.16 No objection subject to a condition requiring additional details to be submitted.

6 LOCAL REPRESENTATION

- 6.1 A total of 71 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press. 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: 20 Objecting: 18 Supporting: 2

- 6.2 The following local groups/societies made representations:

Purley & Woodcote Residents Association

- 6.3 Objects to this proposal on the following grounds:

- Loss of a family home, whilst the proposed development would not contribute to providing family accommodation.
- Overdevelopment: Significant increase in the built area and inadequate amenity space for potential occupiers.
- The design is out of keeping with the locality and surrounding townscape, as a result of its massing, form, and overall development layout and appearance.
- Detrimental to the amenity of occupiers of adjoining properties: Neighbouring properties will suffer visual intrusion, increased noise and, loss of privacy.

- Inadequate car parking: Additional on street parking and parking pressure, and increased traffic movements endangering road safety contrary.

The MP Chris Philp made the following representations:

- Significant overdevelopment of site: Design, size, height, footprint, scale and mass.
- Detrimental to the streetscene due to its modern interpretive design and scale.
- Fails to respect the local development pattern, dominates the plot; neighbouring properties are generously spaced and respect the trees and green character of the area.
- Fails to respect the prevailing pattern and qualities of the area: cramped, harmful to local character and fails to integrate well into the local context.
- Detrimental to amenities neighbouring properties by reason of its mass, overbearing nature, design and siting resulting in increased visual intrusion and loss of privacy.
- Insufficient and parking for residents and visitors.
- Loss of biodiversity, nature and trees.
- Inadequate infrastructure e.g., schools, health care facilities, drainage.

6.4 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
Character and design	
Overdevelopment/ inappropriate layout and density.	These are addressed within the <i>Design and impact on character of the area</i> section of the report. Officers consider that the design is of a good quality and the development reflects the emerging character of Pampisford Road.
Design and scale are out-of-keeping. Harm to character and appearance of the surrounding area.	
Design is unattractive.	
Neighbouring amenity	
Loss of daylight and overshadowing to properties on Montpelier Road, Pampisford Road, The Close and St Denys Close.	These are addressed within the <i>Impact on neighbouring residential amenity</i> section of the report. Impacts upon daylight, sunlight and overshadowing were found to be acceptable. Whilst there would be some losses of outlook, they were not considered sufficiently harmful to justify refusal. Losses of privacy were considered to be within acceptable parameters. Noise and disturbance were not considered to be harmful.
Loss of outlook. Visually dominant.	
Loss of privacy to properties on Montpelier Road, Pampisford Road, The Close and St Denys Close.	
Additional noise and disturbance	
Quality of accommodation	
Poor quality of accommodation/living experience for future residents.	This is addressed within the <i>Quality of residential accommodation</i> section of the report. The overall quality of accommodation was found to be acceptable.
Transport and Highways impacts	
Traffic and congestion. Has a parking assessment of all developments expected overspill been carried out?	The proposed parking provision would meet the policy requirement; therefore, a parking stress survey is not required. If a CPZ were

	implemented future residents would be excluded from applying for permits.
Road safety.	It is not considered that the proposal would cause a reduction road safety.
Lack of access for emergency vehicles.	It has been demonstrated that emergency vehicles can access both sites.
Insufficient car parking provision.	The proposed parking provision would meet the policy requirement.
Construction disruption	This would be managed through a Construction and Environmental Management Plan to be secured by condition.
Tress and ecology	
Loss of trees, greenery, animals and natural habitat for wildlife.	In total, 45 live trees and 2 tree groups would be lost, and 41 trees would be planted in their place. The Council's Trees officer does not object to this given the limited quality of the existing trees. To ensure a suitable amount of biodiversity is secured, a Biodiversity Enhancement Strategy shall be secured by condition.
Air Quality	
Additional pollution.	Mitigation measures have been included and a contribution of £6,700 agreed, to ensure the development would be air quality neutral.
Other	
Impact on local infrastructure, amenities and services (water, electricity, doctors, dentists, rubbish collections, local schools and transport).	Water supply is the responsibility of Thames Water and electricity National Grid and UKPN. Officers do not consider that the additional residents from the proposal would result in a harmful additional strain on existing amenities.
Overpopulation of area. Pampisford road is becoming saturated in concrete.	
Maintenance of foul waste pipe running under gardens.	The maintenance of this would be the responsibility of the landowner and Thames Water.
Drawings do not show rear extension to Montpelier Road properties.	Officers have taken the presence of the rear extensions and recent approvals to the Montpelier Road properties into consideration when making the assessment.
Loss of view.	The existing views are not protected and are not a material consideration in this case.
Loss of property value.	Local property values are not a material consideration in this case.
Support	Officer comment
Provides affordable housing.	This is a benefit of the proposal which is supported by the Local Plan and London Plan.

- 6.5 Following the submission of amended drawings neighbours were re-consulted and site notices were displayed in the vicinity of the application site.
- 6.6 No of individual responses: 8 Objecting: 4 Supporting: 4
- 6.7 No additional material objections were raised. Additional material matters of support raised were it looks good and provides additional housing in an appropriate location.

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
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H6 Affordable housing tenure
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 1 Improving air quality
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T5 Cycling
- T6 Car parking

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
- DM24 Land contamination
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Protecting and enhancing our biodiversity

- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development

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

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Promoting sustainable transport
- Achieving well designed places

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. Housing Mix
3. Affordable Housing
4. Design and impact on character of the area
5. Quality of residential accommodation
6. Impact on neighbouring residential amenity
7. Trees, landscaping and biodiversity
8. Access, parking and highway impacts
9. Flood risk
10. Sustainability and energy efficiency
11. Fire Safety
12. Other Planning Issues

Principle of development

- 8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher annual target of 2,079 homes per year.
- 8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.
- 8.4 In terms of development on small sites, policies H1 and H2 of the London Plan require Boroughs to support well-designed new homes on small sites and that incremental intensification of existing residential areas plays an important contribution to this level. The London Plan (para 4.2.4) identifies such existing residential areas as within PTALs 3-6 or within 800m distance of a station or town centre boundary. The application site is located within an area where the PTAL varies; the WebCAT PTAL guide indicatively shows the PTAL for the 100m square in which the site sits as 2, although the calculation excludes Purley Station, which should be included as it is approximately 850m walking distance (and well within the required 960m cut-off distance); therefore in practice the PTAL is likely to be higher. The site is also within 800m of a district centre (Purley) and therefore is considered as a site suitable for incremental intensification under the London Plan.
- 8.5 The principle of residential development in this location is therefore acceptable, although the amount of development acceptable on the site is subject to the detailed considerations below.

Unit Mix

- 8.6 Policy DM1.1 requires developments of 10 units or more to provide a proportion of homes with 3 or more bedroom. The site's location has evolved, such that (as defined by Local Plan Table 4.1) it is considered a "suburban" setting, but is becoming "urban" (2-4 storey buildings within 800m of a district centre etc.) For a suburban location with a PTAL of 2, the requirement is to have at least 70% of the units to have 3-bedroom (although for a PTAL of 4, this is reduced to 60%, and for an urban setting, 40-60%). However, this does not apply for affordable units, where there is agreement with the associated affordable housing provider that three or more bedroom dwellings are neither viable nor needed as part of the affordable housing element of any proposal.
- 8.7 Policy DM1.2 seeks to prevent the loss of small family homes by restricting the net loss of 3-bedroom homes and the loss of units that have a floor area less than 130 sqm.
- 8.8 The proposal would result in the loss of six family homes, although would provide 31 x 3-bedroom units, and as such there would be no net loss of 3-bedroom homes.
- 8.9 As a total 46% of the units would have 3-bedrooms. However, of the proposed market units, 69% would have 3-bedrooms, which broadly aligns with the 70% policy requirement for a PTAL 2, and exceeds the 60% requirement for a PTAL 4.
- 8.10 In relation to the affordable units, the applicant has provided correspondence with the RP (Registered Provider) Croydon Churches Housing Association, who are expected to take-on the affordable units, and who confirm a preference for 2-bedroom units and

the acceptance of some 1-bedroom units. The lack of affordable 3-bedroom homes is therefore considered acceptable in this instance.

Affordable Housing

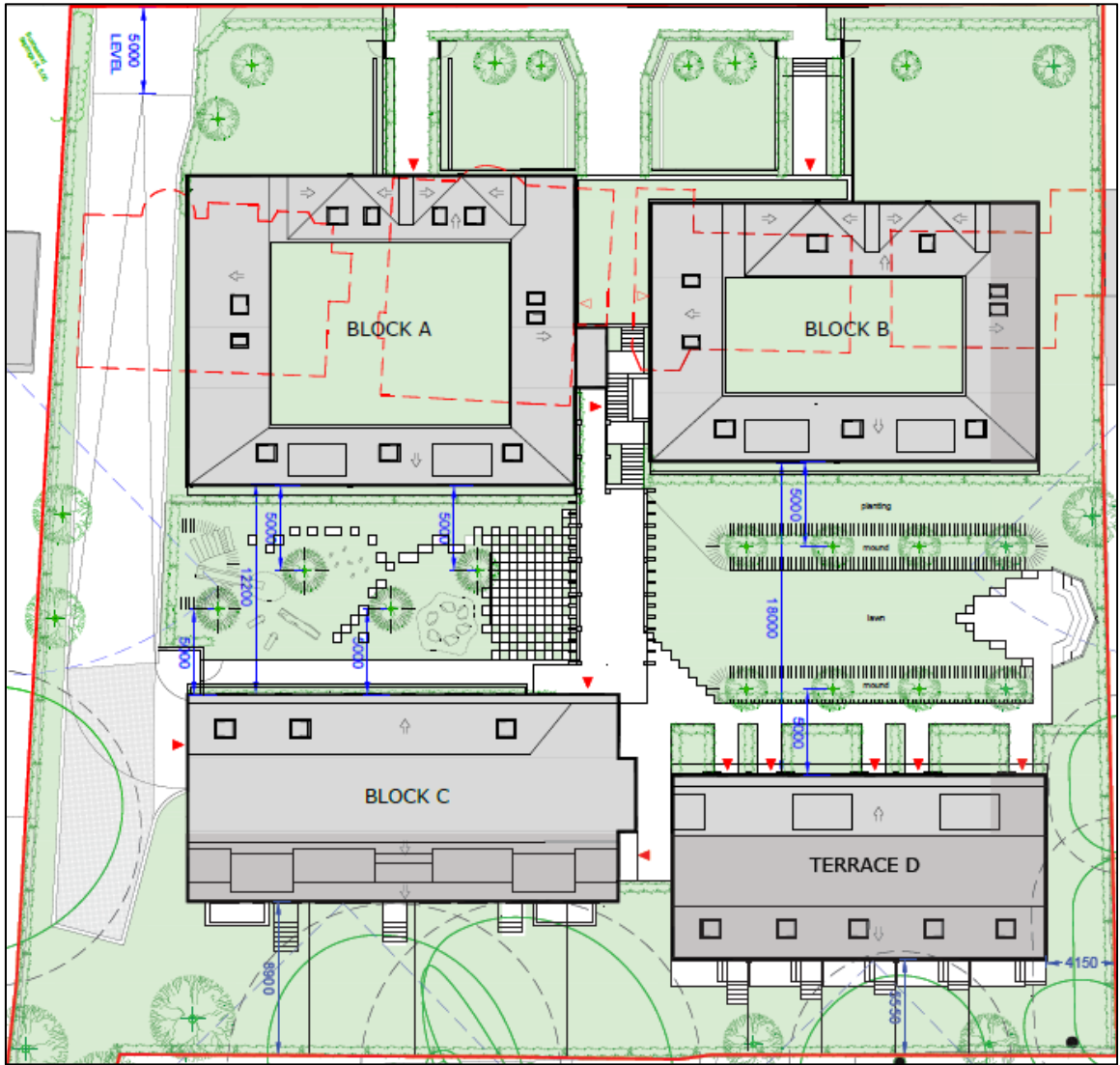
- 8.11 Local Plan Policy SP2 requires the council to negotiate up to 50% affordable housing (subject to viability), with a minimum of 30% (subject to review mechanisms) on a habitable room basis. This is to be sought at a 60:40 split between affordable rented homes and intermediate homes.
- 8.12 The proposed development would provide 22 affordable homes, which amounts to 33% of homes, and 28% affordable housing by habitable room. The tenure splits would be 60% at London Affordable Rent (13 units) and 40% (9 units) at shared ownership, calculated on a habitable room basis. The proposal therefore achieves the required tenure split and is 2% short of the minimum amount of affordable housing provision.
- 8.13 All the affordable units would be within the block proposed at no. 118-120 Pampisford Road. Having a single block makes it easier for an RP to manage and set service charge levels, and avoids any possibility of poor doors. Appropriately the market and affordable units are of comparable size relative to the number of bedrooms and both sites have a similar ratio of amenity space provision and facilities. The design and finish of the blocks are similar, which should ensure the tenures are indistinguishable from each other.
- 8.14 As part of their submission, the applicant submitted a financial viability appraisal which has been assessed by the Council's consultants BPS Chartered Surveyors. Both the applicant's and the Council's assessors agree that the proposed level of affordable housing would put the scheme in deficit.
- 8.15 The proposed affordable housing is therefore accepted as no additional affordable housing could be viably and reasonably be provided. Early and late-stage review mechanisms are recommended to be secured through the S106 agreement to capture any changes (for example increase in house prices) which may result in increased affordable housing provision and/or contribution. The provision of 22 affordable homes in this location, in particular the 13 London Affordable Rent homes, are a significant benefit.

Design and impact on character of the area

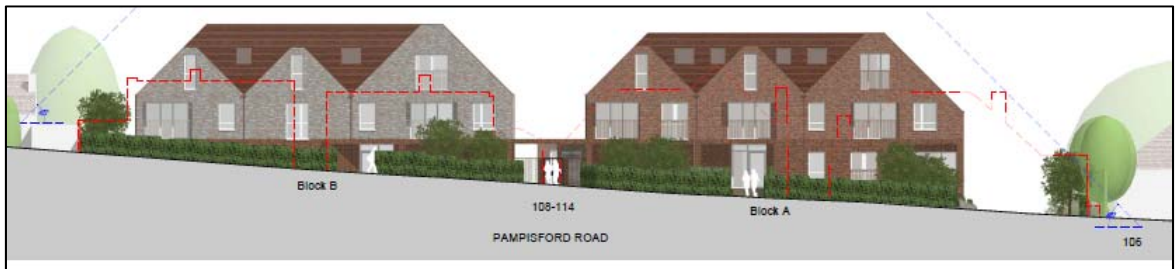
- 8.16 The NPPF attaches great importance to the design of the built environment and good design is a key aspect of sustainable development. It views the creation of high quality, beautiful and sustainable buildings and places as fundamental to the planning process. New developments are encouraged to respond to local character and history and reflect the identity of local surroundings and materials.
- 8.17 Policy SP4.1 states that the Council will require development proposals to respect the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Furthermore, the proposals should have regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportions and mass. Development proposals should also make a positive contribution to a coherent public realm, streetscape and wide cityscape, and incorporate the highest quality materials and design appropriate to its context. Policy SP4.1 states that development proposals should be of a high quality, which respect

and enhance Croydon's varied local character and contribute positively to public realm and townscape. In addition, Policy SP4.2 requires development proposal to be informed by the distinctive qualities and identity of the relevant Places of Croydon.

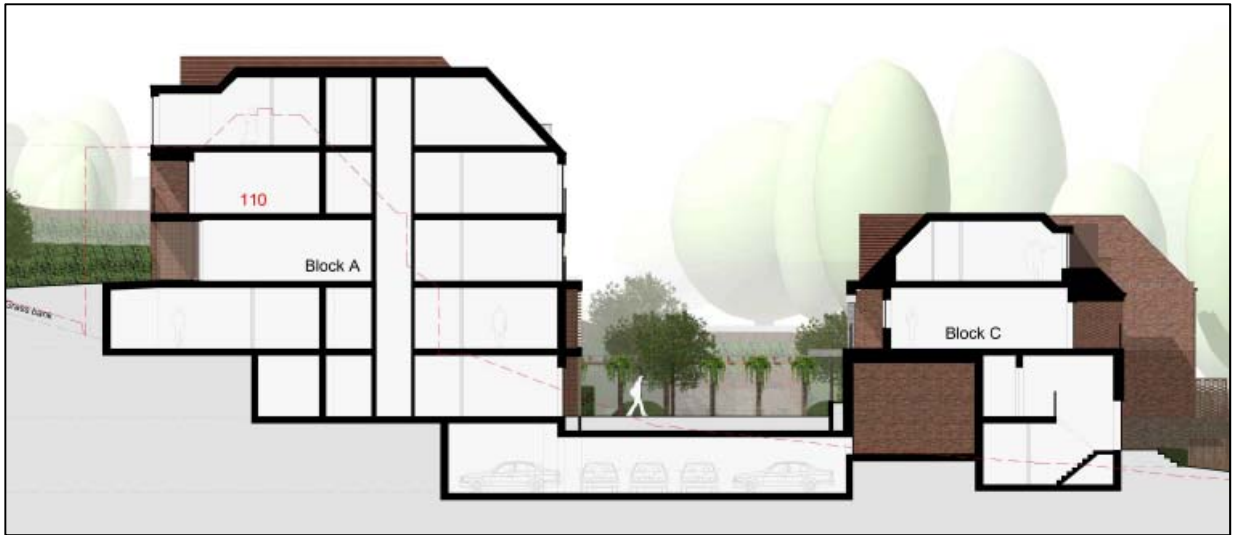
- 8.18 Policy DM10.1(c) requires development proposals to be of high quality. It states that whilst achieving a minimum three-storeys proposals should respect, the pattern, layout and siting of development, and the scale, height, massing, and density. It should also respect the appearance, existing materials and built and natural features of the surrounding area, and the Place of Croydon in which it is located
- 8.19 Policy DM10.7(b) and (d) outline that in order to create a high-quality built environment, proposals should demonstrate that high quality, durable and sustainable materials that respond to the local character are incorporated and the roof-form positively contributes to the character of the local area and responds to local context.
- 8.20 The historic character of this section of Pampisford Road is generally suburban with detached two-storey dwellings. However, this has evolved and there are now a number of recent developments in close proximity to the application site that have made the character more dense and urban. Notable developments fronting Pampisford Road include prominent 3-storey homes at no. 1 Wyvern Road (ref. 19/04443/FUL), 3-4 storey homes at no. 2 Wyvern Road (ref. 20/00532/FUL), flatted development of up to 5-storeys at nos. 126-132 Pampisford Road (ref. 20/01550/FUL) and two-storey plus lower ground floor and roof level flatted development at no. 122 Pampisford Road (18/00236/FUL). Furthermore, the pattern of development has evolved with the addition of back-land development. This includes the addition of cul-de-sacs (St Denys Close and The Close), and back-land blocks (nos. 126-132 Pampisford Road).
- 8.21 The proposed development would take place over two sites, described as Site 1 and Site 2.
- 8.22 Proposed Design: Site 1**
- 8.23 On Site 1, the 4 existing houses would be demolished and replaced by 4 buildings (A, B, C and D) providing the market housing.
- 8.24 Blocks A and B would be two full storeys high at the front with an additional top storey contained within a habitable roof level and a basement level. The site slopes steeply toward the rear, such that an additional basement would result in four-storeys plus a habitable roof level at the rear, plus a further basement level under part of the building and the communal terrace. They would feature gables at the front and rear, and hipped roofs to the side. The buildings would feature grey, brown and red bricks, and brown roof tiles.



Proposed layout of nos. 108 - 114 Pampisford Road



Proposed streetscene of Blocks A & B at nos. 108 - 114 Pampisford Road



Proposed section of nos. 108 - 114 Pampisford Road

8.25 Block C would be two-storeys with a habitable roof level facing into the site and two/three-storeys plus a habitable roof level facing rearwards and Block D would be two-storeys plus a habitable roof level at the front and rear. They would feature dormer windows at the front and rear. The buildings would feature grey, brown and red bricks, and brown roof tiles.



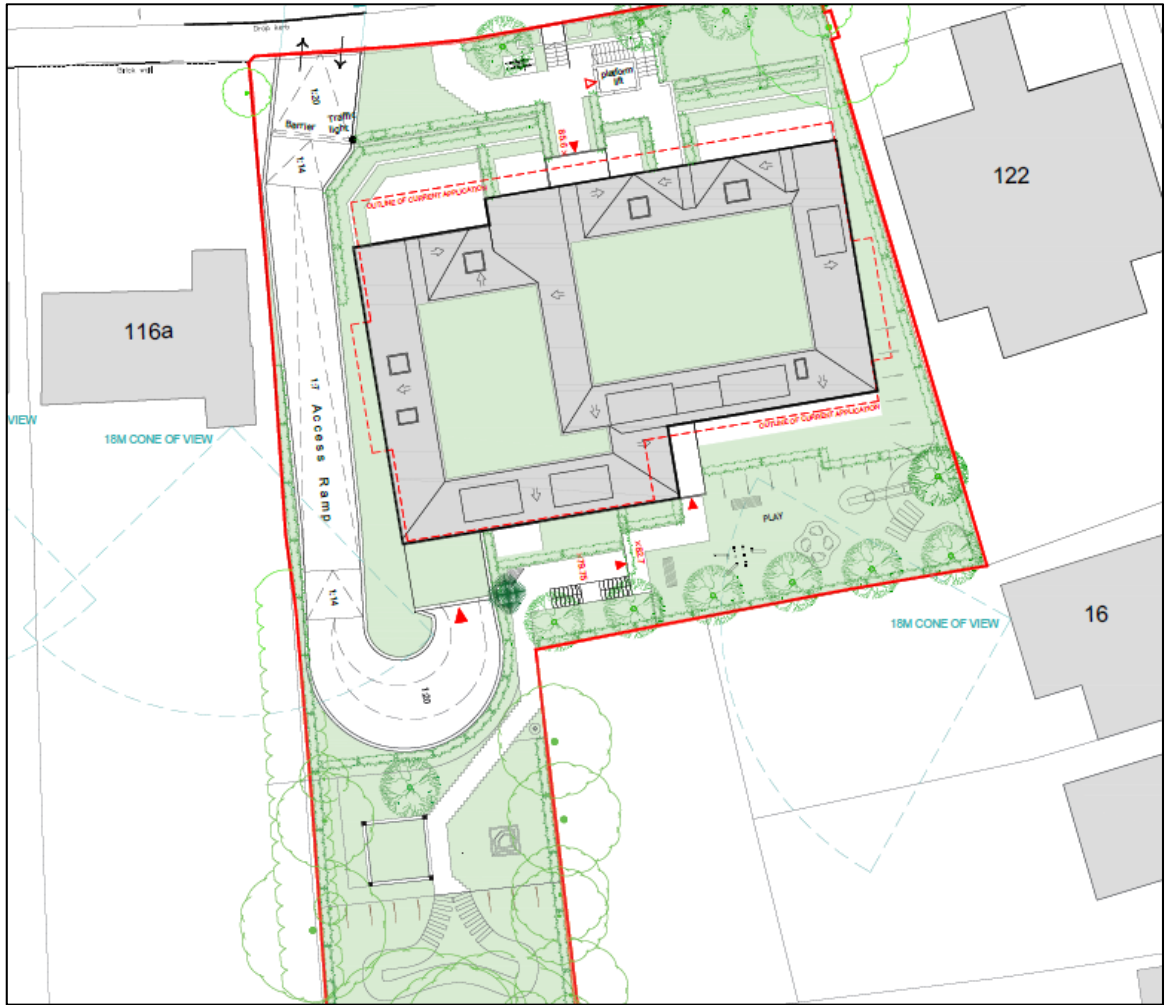
8.26

Proposed front and rear elevations of Blocks C & D at nos. 108 - 114 Pampisford Road

Proposed Design: Site 2

8.27 On nos. 118 - 120 Pampisford Road (Site 2), the proposal includes the erection of a single two/three-storey block with habitable roof level and basement. It would feature gables at the front and rear, and hipped roofs to the side. The building would feature grey, brown and red bricks, and brown roof tiles.

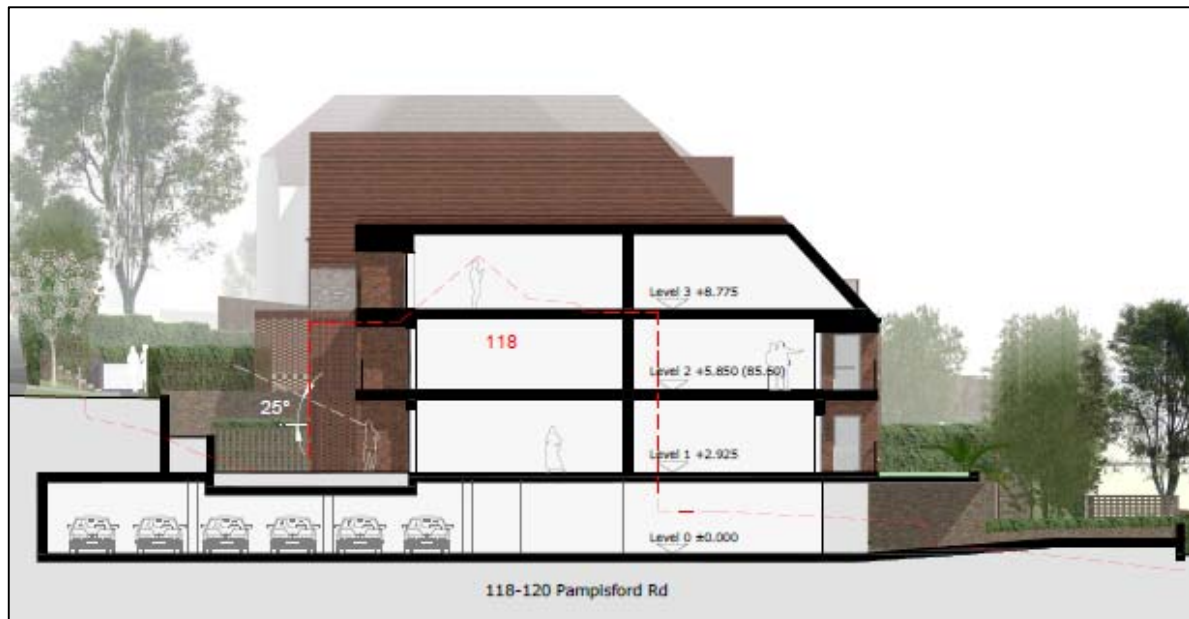
8.28 Vehicle access would be adjacent to no. 116a and would lead down to an underground car park.



Proposed layout of nos. 118 - 120 Pampisford Road



Proposed streetscene of nos. 118 - 120 Pampisford Road



Proposed section of nos. 118 - 120 Pampisford Road

Layout and access: Site 1

- 8.29 For nos. 108-114, the site would be arranged into four blocks. Block A and Block B, with defensible space to the front that would be landscaped with a central communal amenity separating the front blocks from the two, smaller, rear blocks (Block C and Block D). There would be basement parking accessed from the south of the site along the boundary with no. 106 Pampisford Road.
- 8.30 Having two larger blocks to the front of the site along with three separate entrance points to the building gives the building a suburban, residential appearance on the street scene. The proposed building would be well set-in from the boundary (3.6m - 7.5m) which would ensure there is a suitable degree of spacing to the neighbouring properties.
- 8.31 The proposed buildings would be sited between 9.8m-11.45m from the pavement edge. They would be sited forward of the existing buildings and neighbouring buildings (approx. 3.3m beyond no. 106 and 1.7m beyond the main front elevation of no. 116). The building line along Pampisford Road is not consistent, although the proposed building line, given the scale of the building, would give the proposed development a relatively high degree of prominence. This will be discussed further below in the height, scale, massing section.
- 8.32 The proposed blocks to the rear would not follow the typical pattern of development of the area. However, they would be read in the immediate context of the houses within St Denys Close and within the wider context of the properties on The Close and the development at nos. 126-132 Pampisford Road. Officers note that the pattern of the area has continued to evolve and therefore, subject to an appropriate scale and design a building(s) could be supported within the rear garden.

Layout and access: Site 2

- 8.33 For nos. 118-120, the site would comprise one large block with defensible space to the front that would be landscaped. To the rear would be communal amenity space and play space. There would be basement parking accessed from the south of the site along the boundary with no. 116a Pampisford Road. The building would be accessed by a single entrance within the middle of the site. The siting of the entrance is considered appropriate and gives clear legibility to the building.
- 8.34 The proposed building would be well set-in from the boundary with no. 116a (5.4m) which would ensure there is a suitable degree of spacing to this neighbouring property. No. 122 is a recent development and is only 1.4m from the boundary and the proposal would match this separation distance, making a more compact relationship between these properties.
- 8.35 The proposed front building would be sited between 10.5m-12.4m from the pavement edge. It would be sited forward of the existing buildings. In relation to no. 116a it would be approx. 2.1m ahead of their main front building line and approximately level with no. 122). The proposed front building line and stagger back towards no. 116a is generally appropriate. However, given the scale of the building, the proposed building line would give the proposed development a relatively high degree of prominence. This will be discussed further below in the height, scale, massing section.
- 8.36 Due to the location of the bike store at a lower ground level a lift and staircase to the front is proposed. Whilst not a common feature for a suburban location such as this, their presence would not be unduly incongruous.

Layout and access: Summary

- 8.37 Both proposed developments are spread across plots (nos. 108-114: four plots and nos. 118-120: two plots), which is at odds with the historic grain of the area, but in-keeping with the emerging character of the area, notably the development nos. 126-132 Pampisford. However, the buildings would be visually broken down into smaller sections (through the use of gables and set backs) resonating with the widths of the buildings on the street. In addition, the depths of the proposed frontage buildings are much greater than the existing buildings either side. However, this would not be harmful to the street scene, and the depths of these buildings are in-keeping with the emerging character of the area and the development at nos. 126-132 Pampisford.

Height, scale and massing

- 8.38 For nos. 108-114, Blocks A and B fronting Pampisford Road would appear as two-storeys with a third storey within the roof. There would also be a lower ground floor level that would not be immediately visible from the street (through utilisation of the changing topography). The buildings would feature hipped roofs that would pull the massing away from the neighbouring properties. The ridge heights of the proposed buildings would be higher than the neighbouring properties, but not excessively so and appropriately Block A is lower than Block B to reflect the sloping levels of the street. Officers consider that the separation distances between the buildings and roof form should ensure that the proposed heights would be harmful to the roofscape, noting the emerging character of the locality.

- 8.39 As noted above, the frontage buildings would be forward of the neighbouring properties and the proposed buildings would also be higher than the neighbours. They will therefore assume a degree of prominence within the streetscene. However, Officers note that given the tapering of the massing away from the boundaries and appropriate design, the presence of the proposed buildings would not be detrimental to the appearance of the streetscene.
- 8.40 Due to the slope of the site the rear of Buildings A and B would appear as four-storeys with a fifth storey within the roof. Whilst substantial, this part of the building would not be readily visible from public vantage points, although may be visible from a distance from St Denys Close and Montpelier Road. Officers note that whilst the appearance and roof form is of a good quality of design, the scale and prominence of the rear of Blocks A and B would cause some harm to the character of the surrounding area.
- 8.41 The rear blocks (C and D) would be 2/3-storeys high with an additional storey within the roof. The scale of these buildings would be subservient to the proposed taller buildings to the front of the site. However, they would be larger than the buildings within St Denys Close and their scale and mass means that they would be a prominent intervention within the rear garden setting. The proposed blocks to the rear would be 12m and 18m from the buildings to the front, allowing for communal areas in between. The scale of the proposed buildings and separation distances would result in a significant amount of built form on the site. Officers consider that the presence of such large buildings to the rear, would result in some harm to the character of the area, which must be weighed in the planning balance.
- 8.42 For nos. 118-120, fronting Pampisford Road the building would appear as one/two-storeys with an additional storey within the roof. There would also be a lower ground floor level that would not be immediately visible from the street (through utilisation of the changing topography). The building would feature hipped roofs that would pull the massing away from the neighbouring properties. Furthermore, the building would step-down a storey next to no. 116a. Appropriately, the proposed ridge height would be lower than no. 122 and higher than no. 116a, with the proposed change in roof height towards no. 116a creating a suitable transition down. The proposed height and massing should ensure that the development is compatible with the roofscape of this section of Pampisford Road
- 8.43 Due to the slope of the site the building at the rear would appear as three-storeys with a habitable roof. Whilst large, this part of the building would not be readily visible from public vantage points and would be in-keeping with the scale of the development at no. 122.

Appearance

- 8.44 The character of the area does not show high levels of uniformity to the design of the houses; however, they do show shared design characteristics, including tiled pitched roofs, brick and render elevations, and substantial soft landscaping.
- 8.45 The architectural expression reflects the traditional forms and materials of the buildings on the street, with contemporary detailing, which officers consider has successfully integrated with the character of the street. The multiple pitched roofs to the front elevations of both development sites are acceptable and contribute to a more suburban aesthetic, whilst also breaking up the mass and bulk of the scheme. In general, the proposed front facing blocks create a horizontal rhythm that works well along the street

scene as it allows the buildings to not appear overly tall and out of scale within its surroundings.

- 8.46 Balconies to the front elevation, although not a common feature within the street scene, are successfully integrated within the building, set well back from Pampisford Road and create visual interest within the façade. The size, layout and hierarchy of the proposed fenestration is appropriate. The rear façades take on a similar narrative as the front façade in terms of hierarchy and detailed design and are considered appropriate. The subtle brick detailing and window reveals add to the high-quality appearance of the building.
- 8.47 The rear blocks (C&D) are of a simpler appearance with a pitched roof featuring front and rear dormer windows. The front of Block C has been designed to limit any windows facing back towards the buildings at the front. The general composition of this elevation is considered acceptable. The rear elevation has a number of windows and their layout lacks rhythm. However, their presence would not be unduly harmful.
- 8.48 Block D comprises four terrace houses and their composition and fenestration layout are consistent and suitably designed.
- 8.49 The use of three brick colours (grey, red and brown) and a brown roof tile are appropriate and have been successfully integrated across the buildings to create a harmonious development.
- 8.50 Conditions are recommended requiring further details of the materials another and further details of the architectural detailing. Further details of the boundary treatment are also required by condition, at present a 1.8m high fence is shown all the way up to the pavement edge which is not appropriate.
- 8.51 To safeguard the appearance of the development conditions restricting the installation of telecommunications equipment and pipes to the front elevation should be attached. As should a condition requiring details of any external plant equipment.

Quality of residential accommodation

Block at nos. 108-114 Pampisford Road

Unit	Size (bedroom/person/storey)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage (sqm)
1, 2, 3, 4, 10, 11, 18, 19, 20, 21, 27, 28	3b/4p	74	74	7-8.5	7	3.6	2.5
5 & 9	3b/4p	78-79	74	7	7	2.5	2.5
6 (wc)	3b/4p	84	74	7	7	2	2.5
22 (wc)	1b/2p	60	50	5	5	1.3	1.5
23 (wc)	1b/2p	55	50	5	5	1.5	1.5
12, 29, 30	1b/2p	50	50	5	5	1.5	1.5
13, 14	1b/2p	50	50	5/6	5	1.1	1.5
15 (wc)	3b/4p	86	74	7	7	3	2.5
16 (wc)	1b/2p	60	50	5	5	1.5	1.5

17	2b/3p	65	61	6	6	2.4	2
31	3b/4p	84	74	7	7	2.3	2.5
32	3b/5p	99	86	7	7	4.4	2.5
33	3b/4p/2s	91	84	10+	7	4.8	2.5
34	1b/2p/2s	58	58	10+	5	2.6	1.5
35	2b/3p/2s	71	70	10+	6	3	2
36	3b/4p	79	74	7	7	2.6	2
37	1b/2p	51	50	7	5	1.6	1.5
38	3b/4p	75	74	7	7	2.3	2
41-45	3b/5p/2s	102	93	10+	8	1.6	2.5

Block at nos. 118-120 Pampisford Road

Units	Size (bedroom/ Person/ storey)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage (sqm)
1 (wc)	1b/2p	60	50	7	24	2.5	2
2 (wc)	2b/4p	96	70	14	7	3.1	2
3-4, 16, 17, 19	2b/4p	70-72	70	7	5	2.5-2.8	2
5-8, 11-14, 15	2b/3p	61-64	61	6.5-7	6	2	2
9-10	1b/2p	50-54	50	5-7	5	1.6	1.5
18 (wc)	2b/4p	82	70	15	7	3.8	2

Unit and room sizes

- 8.52 Policies SP2.8 of the Local Plan and D6 of the London Plan require new homes to be of high quality and achieve the minimum standards set out in the National Technical Standards (2015). This includes achieving ceiling heights of 2.5m.
- 8.53 The unit sizes, room sizes and floor to ceiling heights (2.6m) comply with the relevant standards as set out in Local Plan, London Plan and National Space Standards. There are some shortfalls in the provision of storage space, but they would provide storage space for household items (vacuum cleaners, appliances, etc.) and the flats are sufficient in size to be able to accommodate storage cupboards. This harm is not to the extent to justify refusal.

Amenity space and Play space

- 8.54 Policy DM10.4 requires 5sq.m of private amenity space per 1–2-person unit and an extra 1sq.m per extra occupant thereafter. It also stipulates that the minimum depth and width for all balconies and other private external spaces should be 1.5m. All the units achieve the minimum size and functionality.
- 8.55 Policies DM10.4 and DM10.5 of the Local Plan require all flatted developments to provide functional and high quality private and communal amenity space, in addition to child play space.

- 8.56 The proposed blocks at nos. 108-114 Pampisford Road, would be served by a communal space of approximately 300sq.m, which is suitably located between the front and rear blocks. The proposed blocks at nos. 118-120 Pampisford Road, would be served by a communal space of approximately 230sq.m, which is suitably located at the rear of the site. Both spaces are shown to be of a high quality and further details of the layouts would be secured by condition.
- 8.57 All flatted development and developments of 10 or more houses must provide a minimum of 10sq.m per child of new play space, calculated using the Mayor of London's population yield calculator.
- 8.58 The proposed blocks at nos. 108-114 Pampisford Road would produce an initial child yield of 18.9 children, generating a need for 190sq.m of play space. The proposed provision for these blocks is approximately 230sq.m.
- 8.59 The proposed blocks at nos. 118-120 Pampisford Road would produce an initial child yield of 14.7 children, generating a need for 150sq.m of play space. The proposed provision for this block is approximately 160sq.m.
- 8.60 The private amenity space, communal space and play provision for the development is therefore considered acceptable.
- 8.61 Daylight, outlook and privacy for future occupants
- 8.62 Policy DM10.6 requires developments to provide adequate sunlight and daylight to potential future occupants. Paragraph 6.81 of the Local Plan notes that designers should consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows facing each other where privacy distances are tight.
- 8.63 The London Plan (2021) states that developments should maximise the provision of dual aspect units, with single aspect units only provided where it considered to be a more appropriate design solution in order to optimising capacity, and where it can be demonstrated they will have adequate passive ventilation, daylight, privacy and avoid overheating.
- 8.64 There are no single aspect north facing units, with only 6 of the 67 proposed units to be single aspect. That said, a number of units would be dual aspect by virtue of obscured side windows or where a second window faces into the side of balcony. Where side facing windows are obscured, a condition is recommended requiring them to be obscured to a height of 1.7m above internal finished floor level (permitting clear glazing above where it would not harm privacy) and requiring 150mm window opening restrictors (allowing a degree of ventilation, again without allowing substantial views out). Nevertheless, Officers are satisfied that the applicant has sought to maximise the number of dual aspects homes through the design of the development.
- 8.65 The outlook from most of the units is clear and unobstructed. Some of the units at lower level will have their outlook limited due to the changing land levels. However, these units all have a sufficient separation distance to the bank/retaining walls in front of them to ensure an adequate degree of outlook.
- 8.66 Appropriately, internally there would be an 18m window-to-window distance where habitable rooms would face each other, which is in line with the suggested requirement (18-21m) suggested in the Mayor's Housing SPG and the Local Plan. The front and rear facing windows would be at least 30m from the windows they would directly be

facing. The street facing windows would have an acceptable amount of defensible space to the footway. The ground floor windows facing the communal spaces would need to have an adequate landscape buffer to ensure they are not unduly overlooked. Further details of the landscaping to provide a buffer to the ground floor amenity spaces should be secured within the landscaping condition.

8.67 To determine the level of daylight to the proposed habitable rooms the applicant has applied the target daylight factor (TDF) test. The daylight factor is the illuminance at a point on the reference plane in a space, divided by the illuminance on an unobstructed horizontal surface outdoors. The recommendations for standard window lit rooms are met if both target daylight factors (the median daylight factor over 50% of the reference plane, and the minimum daylight factor over 95% of the reference plane) are achieved.

8.68 The submitted Daylight and Sunlight report demonstrates that all the habitable rooms would receive adequate levels of daylight.

8.69 Inclusive Access

8.70 The London Plan requires 10% of homes to be designed to be wheelchair accessible (units that are designed for wheelchair users to live in) or easily adaptable for residents who are wheelchair users.

8.71 The proposal includes lifts within each building providing step-free access to all floors and facilities (except for the 5 houses which will have step-free access to their entrances). 8 (12%) wheelchair user homes (M4(3)) are proposed, with the remainder being wheelchair adaptable (M4(2)) in the future. This should be secured by condition.

Impact on neighbouring residential amenity

8.72 Policy DM10.6 of the Croydon Local Plan states that The Council will support proposals for development that ensure that:

- The amenity of the occupiers of adjoining buildings are protected; and that
- They do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; and that
- They do not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling; and that
- Provide adequate sunlight and daylight to potential future occupants; and that
- They do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers.

Daylight, sunlight and overshadowing

8.73 The applicant has submitted a sunlight and daylight study that tests the scheme against guidance contained with BRE's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' End Edition, 2011'. The submitted report applies the Vertical Sky Component (VSC) test, and where that fails goes on to do the No Sky Line (NSL) tests. It also applies the Average Sunlight Hours (APSH) and Average Winter Sunlight Hours (APSH) tests.

8.74 For the development at nos. 108-114 Pampisford Road the report has assessed the impact to the VSC for the properties to the front, sides and rear of the application site.

The assessment demonstrates that none of the properties would experience a discernible loss of daylight from the proposed development. Furthermore, the losses of sunlight during both summer and winter to windows and overshadowing to gardens would comply with BRE guidance.

- 8.75 For the development at nos. 118-120 Pampisford Road the report has assessed the impact to the VSC for the properties to the front, sides and rear of the application site. The assessment demonstrates that two windows would experience a reduction of VSC to between 35-40% of their former value. However, these are secondary side windows. This is reflected by the proposed reductions in NSL to the rooms only being between 90-95% of their former value. Furthermore, the losses of sunlight during both summer and winter to windows and overshadowing to gardens would comply with BRE guidance.
- 8.76 The losses of daylight and sunlight to neighbouring properties would therefore be within acceptable parameters.

Outlook and privacy

- 8.77 The planning system cannot protect specific views from private properties but can consider whether a proposed development is intrusive or overbearing to the outlook of a property, particularly residential properties, due to the massing and proximity of a proposal, and whether this would cause demonstrable harm to the amenity of that property.
- 8.78 The London Housing Design Guide in 5.1.1 Standards – identified that ‘in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes’. It says that ‘these are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density’.

Impacts of Site 1: Nos. 108-114 Pampisford Road

Nos. 65-75 Pampisford Road

- 8.79 The establishment of a street frontage, with the proposed windows set at least 30m from the windows of the existing buildings on the opposite side of Pampisford Road is considered a typical across-street relationship in a suburban context and would not result in a significant loss of outlook or privacy to the occupants of these buildings.

No. 106 Pampisford Road

- 8.80 At the front, Block A would be set-in 7.3m from the boundary with no. 106 and would project 3.4m beyond its front elevation, and at the rear would be 7.65m from the boundary with no. 106 and would project 6.3m beyond its rear elevation. The proposed separation distances should ensure that the proposal would not appear unduly overbearing from this property or cause a significant loss of outlook. The upper floor side windows should be conditioned to be obscure glazed.
- 8.81 No. 106 have windows along their side flank wall. Given the property has an existing garage at this level, which is flush with the main rear wall, the proposal would improve the outlook to these windows.

8.82 Block C would be 9m from the boundary with this property, over 20m away from the building at its closest point and on a lower level, therefore it would not unduly impact the outlook from this property or appear overbearing. Side windows serving habitable room windows are proposed that would overlook the back of their rear garden from 9m away. Given it is the rearmost part of their garden that would be overlooked and there would be a separation distance of 9m, the loss of privacy would not be to an unacceptable extent.

No. 116 Pampisford Road

8.83 Block B would be set-in 3.6m from the boundary with no. 116 and would project 4.5m beyond its rear extension and 6.5m beyond its main rear elevation. It is also noted that no. 116 is on a higher level than the subject site. The proposed block would present quite a large flank projection that would be visible in some views from this property's rear windows and garden. Whilst, the proposal would appear relatively dominant from this property, on-balance, it would be not to be an extent that it would cause an unacceptable overbearing impact or loss of outlook. The upper floor side windows should be conditioned to be obscure glazed.

8.84 Block D would be 3.85m from the boundary with this property, over 20m away from the building at its closest point and on a lower ground level. Therefore, it would not unduly impact the outlook from this property or appear overbearing. Furthermore, the separation distances and angles to the windows would not result in undue overlooking to this property.

Nos. 1-15 Montpelier Road

8.85 Block C would be 8.9m from the boundary with these properties and Block D 5.5m. They would present an almost continuous 3/4-storey elevation facing these properties. It is also noted that the Montpelier Road properties are on a lower level to the application site. The closest property is approximately 20m away from the boundary with the application site, with the nearest part of the proposal approximately 29-30m away. The proposal would be a visible presence when viewed from the Montpelier Road properties, with only partial screening being afforded by the existing boundary trees. Whilst at the very rear of these properties gardens the proposed building may appear somewhat overbearing, these tend to be the least used parts of the garden, and when viewed from the main building and garden area nearest their rear doors, officers consider that the proposal would not appear sufficiently overbearing to justify refusal.

8.86 The window-to window separation distances (29-30m) are sufficient to ensure an acceptable degree of privacy. Whilst the rear gardens would be overlooked at a relatively close distance, they are also reasonably long and the most used areas closest to the house would still retain a good degree of privacy.

No. 11 St Deny's Close

8.87 Block C would be approximately 19.5m from this property and would only be visible from angled views from this property. Block A would be approximately 38m from this property and would also be positioned at an angle to this building. Therefore, the proposal would not unduly impact the outlook from this property or appear overbearing. Furthermore, the separation distances and angles to the windows would not result in undue overlooking to this property.

Impacts of Site 2: Nos. 118-120 Pampisford Road

Nos. 75-77 Pampisford Road

- 8.88 The establishment of a street frontage, with the proposed windows set at least 30m from the windows of the existing building on the opposite side of Pampisford Road is considered a typical across-street relationship in a suburban context and would not result in a significant loss of outlook or privacy to the occupants of these buildings.

No. 116a Pampisford Road

- 8.89 The proposed block would project 8.15m beyond the rear of this property and would be 6.5m from the boundary. The proposed separation distances should ensure that the proposal would not appear unduly overbearing from this property or cause a significant loss of outlook. The upper floor side windows should be conditioned to be obscure glazed.

No. 122 Pampisford Road

- 8.90 The proposed block would be set-in approximately 3.5m from the boundary with no. 122 and would project 3.5m beyond its rear elevation. It is also noted that no. 122 is on a higher level than the subject site. The proposed relationship should not result in the proposal appearing unduly overbearing from this property or cause a significant loss of outlook. The upper floor side windows should be conditioned to be obscure glazed.

- 8.91 One of the proposed top floor flats would be served by a roof level terrace that would face towards this property. It would overlook the obscure flank windows of this property, which would not cause a loss of amenity. There are also side rooflights within this property, although these would be higher and not significantly overlooked. Furthermore, they are secondary to the rear facing window serving this room.

No. 16 The Close

- 8.92 The proposed block would initially be approximately 14m from this property at its closest point and would only be visible in angled views from this property. At a point level with their rear boundary fence the proposed building would then project to within 7.5m of their boundary. Overall, the proposed relationship should not result in the proposal appearing unduly overbearing from this property or cause a significant loss of outlook.

- 8.93 The angles to this property's windows would ensure that they are not unduly overlooked. The separation distance to this property's rear garden would for the most part be approximately 12m, which would afford it a reasonable degree of privacy. The rear most parts of their garden would be overlooked by windows 7.5m away, which is considered acceptable.

- 8.94 A number of balconies and terraces have a patterned brick work to limit side facing views, further details of the screening should therefore be secured by condition.

Noise, Disturbance and Lighting

- 8.95 The balconies/terraces are all proposed between 5sq.m- 14sq.m in size and not capable of hosting large gatherings of people. They are all a sufficient distance from

neighbouring properties to ensure that the occupants would not experience excessive levels of noise and disturbance. The communal spaces are at ground level and whilst, the intensity of use may be greater than a typical residential garden, it is not anticipated that this would be an extent that would result in significant noise and disturbance to neighbours.

- 8.96 The proposed lighting strategies are considered appropriate in terms of the proposed layout and would not cause undue nuisance to neighbours.
- 8.97 Noise during construction would need to be managed through a construction management plan to control hours of work, and statutory nuisance legislation would apply through Environmental Services. A construction and environment management plan would be secured through a condition.
- 8.98 A condition should be attached requiring the submission of details of any plant equipment to be accompanied by a noise impact assessment.

Trees, landscaping and biodiversity

- 8.99 Policy DM10.8 of the Local Plan seeks to retain existing landscape features that contribute to the setting and local character of an area, and existing trees and vegetation including natural habitats. Where the loss of mature trees is justified, replacement trees shall be semi-mature trees and of a commensurate species, scale and form.
- 8.100 Policy DM28 of the Local Plan seeks to protect and enhance the borough's woodlands, trees and hedgerows.

Site 1: Nos. 108-114 Pampisford Road

- 8.101 A total of 36 individual and 2 groups of trees have been surveyed by the applicant. This comprises 6 individual trees and 2 groups within adjoining properties (3 trees of which are subject to protection from a tree preservation order (TPO)), and 28 within the site itself.
- 8.102 The proposal requires the removal of all 30 trees from within the site. 24 of these are Category C (low quality), 4 are Category B (moderate quality) and two have died. The proposal includes the planting of 29 replacement trees.
- 8.103 The Council's Tree officer has reviewed the application and notes that whilst there are a moderate number of trees proposed for removal, the subject trees offer little in terms of visual amenity. Furthermore, a suitable amount of new tree planting has been proposed and further detail in terms of species type size and position should be secured via condition.
- 8.104 A number of the proposed trees would be planted above the basement car park within mounds. The depth would be limited (approx. 1m) therefore it is important that appropriate tree specimens are planted as part of the landscaping.
- 8.105 Three trees on adjacent sites are subject to Tree Preservation Orders (TPO). The three TPO trees near to the site are a Category A, mature Copper Beech within Denys Close on the south-west boundary of the site, and two Category B mature Beech trees within the rear gardens of nos. 3 and 5 Montpelier Road on the south-east boundary of the site.

- 8.106 Part of the root protection area (RPA) of the aforementioned TPO Copper Beech is located within the application site with a proposed vehicular access ramp extending above approximately 15% of the tree's notional RPA. To avoid compaction of soil, damage to roots and to ensure that the subterranean conditions remain suitable for on-going root growth it is proposed that the ramp would be suspended on piles. The Council's Tree officer is satisfied with this approach subject to further details being secured by condition.
- 8.107 The proposed development would be relatively close to the RPAs of the two TPO trees within the rear gardens of nos. 3 and 5 Montpelier Road. However, the Council's Tree officer is satisfied that there is unlikely to be any significant incursion into either trees RPA and that it is unlikely that the proposal would jeopardise their health.
- 8.108 Details of tree protection measures across both sites should be secured by condition.

Site 2: Nos. 118-120 Pampisford Road

- 8.109 A total of 23 individual and 3 groups of trees have been surveyed by the applicant. This comprises of 7 individual trees within adjoining properties and 16 individual and 2 groups of trees within the site itself.
- 8.110 The proposal requires the removal of 15 individual and 2 tree groups from within the site, 15 of these are Category C (low quality), 2 are Category B (moderate quality). The proposal includes the planting of 12 replacement trees.
- 8.111 The Council's Tree officer has reviewed the application and notes that whilst there appears to be a considerable amount of tree removal to facilitate development, the trees proposed to be removed are generally of low quality. The tree survey illustrates new tree planting around the periphery of the site to mitigate in part those trees removed, which is generally accepted. The details of replacement planting should be secured via condition.
- 8.112 The neighbouring Category B trees are located close to the southern boundary of the site away from the proposed development and therefore should not be impacted by the proposal.

Biodiversity and Ecology

- 8.113 Policy DM27 of the Local Plan aims to enhance biodiversity across the borough and improve access to nature, Similarly the NPFF requires developments to provide net gains in biodiversity.
- 8.114 The site is not subject to any statutory or non-statutory designations.
- 8.115 A Preliminary Ecological Appraisal was undertaken and submitted as part of the application. The biodiversity advisor to the Council reviewed the report and noted that additional surveys were required.
- 8.116 These included houses with moderate bat roosting potential requiring two activity surveys between the months of May and September and the houses with low potential, one activity survey between mid-May and August, a camera trap study to determine the species of an unidentified mammal burrow, and a stag beetles survey (should take place between mid-May and early-August).

- 8.117 Due to the time of year the bat and stag beetle surveys cannot be undertaken, therefore the applicant submitted bat mitigation statements, a badger mitigation statement and a stag beetle mitigation statement. These were reviewed by the biodiversity advisor to the Council who considers that the measures for stag beetle mitigation are sufficient. However, notes that without surveys the mitigation statements for the bats and badgers cannot be deemed to be satisfactory as there is no information to demonstrate that mitigation is actually necessary (there may be no mammals present), or to ensure the measures will be sufficient and effective.
- 8.118 Officers therefore recommend that any recommendation of approval is subject to the applicant undertaking the relevant surveys at the appropriate times of year, and providing suitable mitigation and compensation measures following the outcome of those surveys. If this is considered appropriate and sufficient by the biodiversity advisor to the Council, then the measures can then be secured by condition. The Council's ecologist has explained that the proposal is likely to be acceptable subject to the proposed mitigation. However, it is necessary for the Local Planning Authority to have certainty of the likely impacts before issuing its decision, therefore the officer recommendation (as set out in Section 2 of this report) is that the further information needed is approved by officers prior to the decision being issued.
- 8.119 To secure net gain for biodiversity, reasonable biodiversity enhancement measures will need to be provided as part of this application. The proposals demonstrate a commitment to enhancing biodiversity through the provision of biodiverse roofs, tree planting, and soft landscaping. The submitted PEA includes recommendations to provide habitats to support birds, bats, hedgehogs and invertebrates, which are supported by the Council's biodiversity advisor. Further details should be provided within a biodiversity enhancement strategy, which should be secured through a condition.
- 8.120 The London Plan policy G5 requires major development to incorporate urban greening measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. This recommends a target score of 0.4 for developments that are predominately residential.
- 8.121 The applicant has submitted calculations that demonstrate the measures within the proposal would achieve an urban greening score of 0.42 for nos. 108-114 and 0.43 for nos. 118-120 (exceeding the target threshold of 0.4). These scores should be secured by condition.

Access, parking and highway impacts

- 8.122 Policy SP8 of the Local Plan concerns traffic generation, sustainable travelling and parking standards. Policy DM30 of the Local Plan seeks to ensure that there is an appropriate level of car and cycle parking. Policy DM13 of the Local Plan (2018) seeks to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design.
- 8.123 The application site is in an area with a relatively low public transport accessibility level of 2, although no. 108 is immediately adjacent to a PTAL 4. It is within a reasonable walking distance to Purley Railway station (0.9-1km – 11-13mins). Furthermore, there are bus stops close-by. The sites are not in a CPZ but has waiting restrictions in front of them which are operational Mon-Sat 9am-5pm. The parking bays are unrestricted. The sites have individual vehicle access points.

Trip Generation

- 8.124 The applicant has provided TRICS (Trip Rate Information Computer System) analysis to compare the existing and proposed expected daily trips.
- 8.125 For nos. 108-114, there are an expected 39 existing daily trips and an anticipated 270 for the proposed, with 145 of those driving a car or van. However, overall, there will be an increase of only 14 two-way car trips in the AM peak and 11 in the PM peak.
- 8.126 For nos. 118-120, there are an expected 19 existing daily trips and an anticipated 122 for the proposed, with 66 of those driving a car or van. However, overall, there will be an increase of only 5 two-way car trips in the AM peak and 5 in the PM peak.
- 8.127 It is considered that these proposed increases in motor vehicle trip numbers would not have a significant impact on the local highway network.
- 8.128 In terms of additional public transport trips, for nos. 108-114 there would be 42 net additional bus trips and 27 train journeys and for nos. 118-120 there would be 19 net additional bus trips and 12 train journeys. It is considered that the proposed additional trips would not have a significant effect on the operation of the existing bus and train network.

Car Parking

- 8.129 The London Plan sets out parking standards based on a site's PTAL. For this site, officers have erred on the side of caution and the PTAL has been assumed to be 2, although in practice it is likely to be higher (resulting in a lower parking requirement). For this PTAL, 0.75 spaces/unit for 1 and 2 bed units and 1 space/unit for 3 bed units are required. For nos. 108-114 this results in 42 parking spaces being required on site and they are proposing 43, and for nos. 118-120 17 are required and 22 are proposed. Overall, 65 spaces are proposed for 67 homes, which is more than the London Plan maximum. However, the provision of additional parking spaces does not cause harm and the proposed car parking provision is therefore considered acceptable.
- 8.130 London Plan Policy T6.1 requires 3% of dwellings to be provided with a disabled parking bay, with it demonstrated how a further 7% could then be provided in the future. It (along with Policy DM30) also requires 20% of the parking spaces to have active EVCPs (electric vehicle charging points) with the remainder having passive connectivity.
- 8.131 In total 6 disabled bays are shown across the two sites. At present for nos. 108-120 one bay is shown, although there appears scope in the car park for bays 21 and 22 to be reconfigured to create a further space. This would meet the requirement for a 10% provision across the development (and would still result in sufficient parking spaces overall). Appropriately, 17 of the 67 (25%) spaces would have active EVCPs, with the remainder as passive. This should be secured by condition.
- 8.132 Future occupants of the proposed development would be restricted from being able to obtain residents' parking permits, for CPZ through a clause in the s.106 agreement. Membership of a car club for future occupants for 3 years should also be secured within the s.106 agreement.

Cycle parking

8.133 A total of 104 long-stay and 6 short-stay cycle parking spaces for residents are proposed at nos. 108-114, and 45 long-stay and 2 short-stay spaces are proposed at nos. 118-120. This would be in the form of two-tier and Sheffield cycle stands and would include a 5% provision for larger/adaptable bicycles. This would comply with the requirements of London Plan policy T5. To access the cycle store for nos. 118-120, an external lift has been proposed at the entrance.

Access and servicing

8.134 It is proposed that most delivery and servicing arrangements will take place on street, as existing.

8.135 For nos. 108-114, car parking would be provided at basement level. The access via a dropped kerb would be from the west of the existing no. 118 Pampisford Road. It would lead to a ramp with a gradient of 1:7. The access ramp would be controlled through a traffic light system as there is only enough width on the ramp for one vehicle at a time. Details of the traffic light system and the barrier arm should be secured by condition.

8.136 For nos. 118-120, car parking would be provided at basement level. The access via a dropped kerb would be from the west of the existing no. 108 Pampisford Road. It would lead to a ramp with a gradient of 1:7/1:8. The access ramp would be controlled through a traffic light system as there is only enough width on the ramp for one vehicle at a time.

8.137 The existing disused crossovers should be removed, and the adjacent footway made good. The highways works should be completed through an s278 agreement and secured within the s.106 agreement.

8.138 A Construction and Environment Management Plan should be secured via condition.

Sustainable Transport Contribution

8.139 The proposed development would result in increased walking, cycling and public transport use. Therefore, a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include pedestrian and cycling improvements, highway or bus infrastructure.

Waste and Recycling

8.140 The proposal includes specific refuse and recycling storage areas within each block. There is sufficient capacity for food, mixed dry recycling and landfill waste. There is adequate space for bulky waste within both sites. The stores serving Blocks A and B at nos. 108-114 are within 10m from the highway. However, the store serving Blocks C and D at nos. 108-114 and at nos. 118-120 are not. Collection from these stores will require internal arrangements for the bins to be collected from this store. A waste management strategy should therefore be secured by condition.

Flood risk and SuDS

- 8.141 Policy DM25.1 of the Local Plan requires development to take account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses.
- 8.142 Policy DM25.2 of the Local Plan requires development at risk from flooding to be safe for the lifetime of development and to incorporate flood resilience and resistant measures.
- 8.143 Both sites are within Flood Zone 1 and are at very low risk from fluvial flooding. They are also both at very low risk from surface water flooding. It is noted that no.108 is partially within an area with potential for flooding of the property below ground level, with the remainder of the site having limited potential. The site is within a critical drainage area.
- 8.144 Policy DM25.2 of the Local Plan requires development to incorporate Sustainable drainage systems (SUDS). The London Plan specifies that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. Paragraph 169 of the NPPF states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate
- 8.145 The submitted Flood Risk Assessment & SuDS Report follows the drainage hierarchy within London Plan Policy S113 explaining why those SuDS techniques not included cannot be achieved. The Lead Local Flood Authority is satisfied with the general approach and the conclusion that a tanked system, permeable paving and green roofs are the most appropriate form of attenuation. However, they require further information on the green roofs, final drainage layout, hydraulic modelling and confirmation of Thames Water's acceptance of the proposed points of connection and discharge rates. They are satisfied that this information can be secured through a condition.
- 8.146 The report notes that both sites are within the Environment Agency's Groundwater Source Protection Zones (SPZs) and indicates that the site is located in a designated groundwater Source Protection Zone 1(SPZ), therefore infiltration forms of SuDS will not be permitted.
- 8.147 For 108-114, presently the runoff rate is 34 litres/second (l/s), and the Q100 years greenfield run-off rate is 3.841 l/s. The proposed measures would reduce the flow to 1.219 l/s for the 100-year event plus 40% climate change.
- 8.148 For 118-120, presently the runoff rate is 20.9 l/s, and the Q100 years greenfield run-off rate is 3.174 l/s. The proposed measures would reduce the flow to 1.010 l/s for the 100-year event plus 40% climate change.
- 8.149 The proposed attenuation for both sites would exceed greenfield run-off rates in accordance with local plan and London plan policies. A condition should be attached requiring the submission of an updated SuDS Strategy.

Energy efficiency

- 8.150 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be zero carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is

required, with the remaining CO2 emissions to be offset through a financial contribution.

8.151 The submitted energy statement sets out how the proposed development would aim to reduce carbon emissions through the “lean, clean, green, seen” energy hierarchy. The London Plan stipulates that 10% of residential Be Lean CO2 savings should be achieved. The energy report demonstrates that CHP would not be suitable.

8.152 Through energy efficiency measures across the sites the scheme would achieve the minimum 35% CO2 emission reduction against Building Regulations 2021, Part L using SAP10 emissions factors. The applicants are also proposing the use of renewable technology in the form of Exhaust Air Heat Pumps, which would further reduce CO2 emissions.

8.153 These reductions significantly exceed the minimum on-site requirement of a 35% reduction. However, there would still be a shortfall of against the London Plan Zero Carbon Policy requirements, which the applicants propose to off-set through a payment in lieu to the Council (secured through the s.106 agreement).

8.154 A condition should be imposed on any permission requiring the CO2 emission on-site reductions are to be met as a minimum and that development is in compliance with the submitted energy assessment and sustainability statement. A condition limiting water usage is necessary and a condition requiring further details of the location, layout and screening of the exhaust air heat pumps. A Site Waste Management Plan has been submitted which explores the potential re-use of demolition material, a condition should be attached requiring the development to be built in accordance with this plan. Be Seen actions should be secured through the s1.06 agreement.

Environmental Impacts

8.155 Policy DM23 states that the Council will promote high standards of development and construction throughout the borough by: a. Ensuring that future development, that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land; and b. Ensuring that developments are air quality neutral and do not lead to further deterioration of existing poor air quality;

8.156 Policy SI1 of the London Plan sets out the spatial implications of the Mayor's Air Quality Strategy and how development and land can help achieve its objectives.

Air Quality

8.157 An Air Quality Assessment has been submitted with the planning application. The assessment acknowledges that the entire borough is declared as one Air Quality Management Area (AQMA).

8.158 It is noted that the proposed development fails to comply with the requirement that all new developments in London should be at least air quality neutral (primarily due to the impacts of additional car movements). However, the proposed provision of cycle storage facilities and EVCP's is considered sufficient to off-set these emissions. The assessment has been reviewed by the Council's pollution team and is found to be acceptable. They request that the recommendations within the report be secured by condition.

8.159 It is also request that a contribution of £100 per dwelling towards the Council's air quality fund is secured through the s.106 agreement, to mitigate the air quality impacts of the development.

Contaminated Land

8.160 Policy DM23 requires developments on or near potentially contaminated land to undertake a site investigation prior to the state of construction and to undertake any necessary remediation and aftercare measures.

8.161 The site was previously used for housing, and no previous industrial or contaminating uses have been identified. The proposal has been reviewed by the Council's contamination advisor and is found to be acceptable. They request a condition requiring the submission of a preliminary risk assessment, followed by a method statement for the works and a verification report.

Fire safety

8.162 Policy D12 (Fire safety) of the recently adopted London Plan requires a fire statement to be submitted with all major applications. This should cover matters including the buildings materials, means of escape, features to reduce risk to life (e.g. fire alarms), access for fire service personnel and equipment, access for fire appliances and consideration of potential future modifications.

8.163 A Fire Safety Statement has been submitted with the application. The Council's Building Control Surveyor has raised no objections subject to additional information being provided which is recommended to be secured by a condition. This includes further details of compliance with London Plan policies including the provision of evacuation lift facilities.

Other Planning Issues

8.164 In line with policy DM16 a health impact assessment was submitted which identifies that the proposal would provide green spaces, employment opportunities, use renewable energy and use high levels of insulation and efficient glazing. Local employment opportunities would be secured through the s.106 agreement. The proposal complies with Policy DM 16.

Conclusions

8.165 Regard has been had to section 38 (6) of the Planning and Compulsory Purchase Act 2004 which requires decision makers to have regard to the Development Plan in determining planning applications unless material considerations indicate otherwise, and the NPPF which states that there is a presumption in favour of sustainable development.

8.166 The proposal would provide 67 residential units (61 net additional), of which 28% (by habitable room) would be affordable. Through the viability discussions between the applicant's advisers and the Council's independent viability advisers, it has been established that the proposed 22 affordable units (13 LAR and 9 SO) represents the maximum reasonable affordable housing provision.

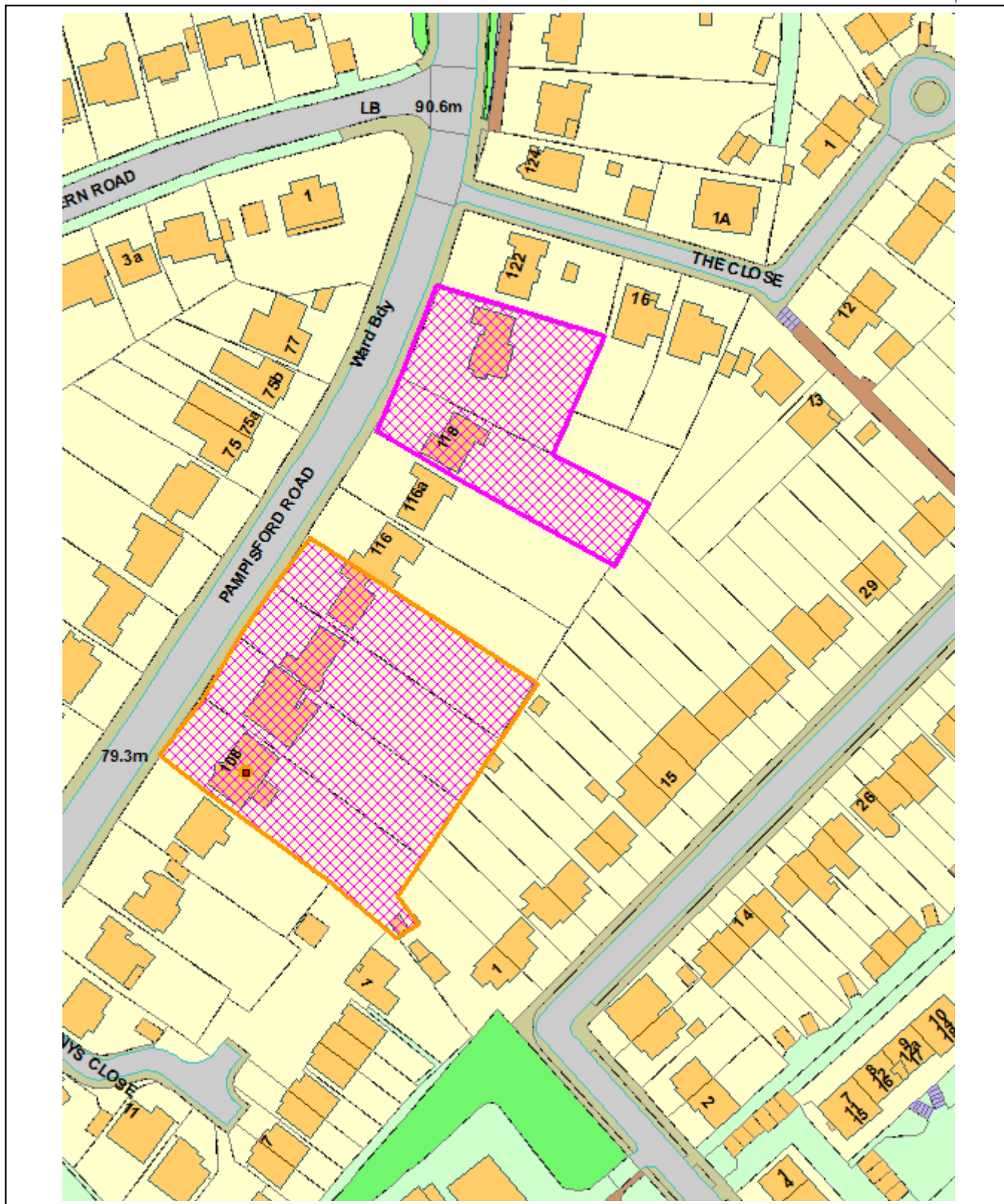
8.167 The proposed site layouts and design of the buildings has generally had sufficient regard to the scale, massing, pattern and form of development in the area (noting the

emerging context), and has optimised the sites potential. However, it is noted that the scale and siting of the proposed blocks to the rear of nos. 108-114 Pampisford Road, and the scale of the rear elevation of the front block of nos. 108-114 would result in some harm to the character of the area, which weighs against the proposal.

- 8.168 The proposed development would result in the creation of modern residential units ensuring good standard of accommodation for future occupiers. The development has been designed to ensure that the amenity of existing local residents would not be unduly compromised.
- 8.169 The proposal would surpass the requirement for 35% of energy reduction to be on-site energy.
- 8.170 The impact upon the highway and transport capacity is considered acceptable. The development would encourage sustainable travel and includes measures to promote this including the provision of cycle storage and excluding future occupiers from applying for car parking permits.
- 8.171 Subject to appropriate conditions, the proposed development is considered acceptable in terms of, biodiversity, flood risk, SUDs, waste, air quality and contamination.
- 8.172 The Croydon Local Plan sets out a presumption in favour of new housing, with a large number of new homes anticipated to be delivered on windfall sites. The proposed development would amalgamate sites, resulting in an opportunity to secure a proportion of affordable housing. It would provide 22 new affordable homes, and a net increase of 39 market homes of which 69% would have 3 bedrooms. There would be benefits in terms of housing delivery, in particular family sized homes and affordable homes. In order to deliver these benefits, the new buildings would be substantially larger than the existing buildings. The site slopes away from the street, meaning that the impact on the streetscene would be limited, and the main bulk of the buildings would be evident from the centre or the rear of the sites and the neighbouring gardens. The scale of the buildings would result in some harm to the local character and there would be substantial increases in building scale and massing on the sites, however it is the view of officers that the benefits would outweigh that harm. In the planning balance and to conclude, the proposed development is considered to comply with the aims and objectives of the NPPF (2021), London Plan (2021), the Croydon Local Plan (2018) and associated supplementary planning guidance.
- 8.173 For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.
- 8.174 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).



Reference number: 21/05373/FUL



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PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

The following is a list of planning applications determined by the Head of Development Management under delegated powers since the last meeting of the Planning Committee.

05.12.2022 to 30.12.2022

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

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

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

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

Ref. No. :	21/05313/FUL	Ward :	Addiscombe East
Location :	Land And Garages Rear Of 1 To 4 Mulberry Lane Accessed Between 36 And 38 Havelock Road Croydon	Type:	Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Demolition of garages and construction of 4 mews houses with associated landscaping, cycle storage and refuse provision

Date Decision: 05.12.22

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/03016/FUL

Ward : Addiscombe East

Location : R/O 173-179 Lower Addiscombe Road
Croydon
CR0 6PZ

Type: Full planning permission

Proposal : Erection of a two storey terrace of 5 homes, with associated site alterations

Date Decision: 13.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03222/FUL

Ward : Addiscombe East

Location : 275 Addiscombe Road
Croydon
CR0 7HY

Type: Full planning permission

Proposal : Demolition of the existing house and replacement with a new three storey detached house (C3 use) plus basement, with associated on site car parking and other site alterations

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04311/HSE

Ward : Addiscombe East

Location : 35 Manning Gardens
Croydon
CR0 7DT

Type: Householder Application

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

Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04699/LP

Ward : Addiscombe East

Location : 32 Fryston Avenue
Croydon
CR0 7HL

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension

Date Decision: 22.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05168/LP

Ward : Addiscombe East

Location : 44 Selwood Road
Croydon
CR0 7JR

Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing rear extension and erection of new single storey rear extension

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03287/FUL

Ward : Addiscombe West

Location : 29 Alexandra Road
Croydon
CR0 6EY

Type: Full planning permission

Proposal : Retention of 3no. rooflights to front roofslope. Alterations and reduction of existing L-shaped rear dormer loft extension. Erection of part-one, part-two storey side and rear extension and conversion of existing dwellinghouse into 2no. self-contained flats (Use Class C3) with associated refuse and cycle storage [Part Retrospective]

Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03843/HSE

Ward : Addiscombe West

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 246 Davidson Road
Croydon
CR0 6DF
Type: Householder Application

Proposal : Erection of single storey garden outbuilding. Alterations to land levels including steppings to the outbuilding. (Retrospective application)

AMENDED ADDRESS

Date Decision: 23.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04127/HSE
Location : 2 Albert Terrace
Dartnell Road
Croydon
CR0 6JA
Ward : **Addiscombe West**
Type: Householder Application

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

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04288/TRE
Location : 2 Turnpike Link
Croydon
CR0 5NX
Ward : **Addiscombe West**
Type: Consent for works to protected trees

Proposal : Refer to Application and Tree Survey.
(TPO 23, 2016)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04465/LP
Location : 81 Alderton Road
Croydon
CR0 6HL
Ward : **Addiscombe West**
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing single storey rear extension, erection of new single storey rear extension.

Date Decision: 16.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04675/HSE
Location : 62 Lebanon Road
Croydon
CR0 6UR

Ward : Addiscombe West
Type: Householder Application

Proposal : Single storey rear infill extension to the house

Date Decision: 23.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04800/TRE
Location : 34 Harrington Court
Altyre Road
Croydon
CR0 5LF

Ward : Addiscombe West
Type: Consent for works to protected trees

Proposal : G1- 4 x Lime
To crown reduce by 1 - 1.5m and raise low canopies to 3m high and 5m above the road.
(TPO 11, 2021)

Date Decision: 20.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04854/PDO
Location : O/S Santina Apartments, 45 Cherry Orchard
Road
Croydon
CR0 6FH

Ward : Addiscombe West
Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04856/PDO

Ward : Addiscombe West

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : O/S The Law Courts
Altyre Road
Croydon
CR9 5AB

Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01307/FUL

Location : 30 Bensham Manor Road
Thornton Heath
CR7 7AA

Ward : **Bensham Manor**

Type: Full planning permission

Proposal : Conversion of dwellinghouse into four (4) self-contained flats with associated amenity, cycle parking and waste storage spaces, Erection of associated single-storey rear extension, and Associated alterations

Date Decision: 16.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02133/FUL

Location : 30 Bensham Manor Road
Thornton Heath
CR7 7AA

Ward : **Bensham Manor**

Type: Full planning permission

Proposal : Conversion of dwellinghouse into four (4) self-contained flats with associated amenity, cycle parking and waste storage spaces, Erection of associated single-storey rear/side infill and rear extensions, and Associated alterations

Date Decision: 16.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02177/FUL

Location : 30 Bensham Manor Road
Thornton Heath
CR7 7AA

Ward : **Bensham Manor**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Conversion of dwellinghouse into three (3) self-contained flats with associated amenity, cycle parking and waste storage spaces, Associated single-storey rear extension, and Associated alterations.

Date Decision: 16.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03778/HSE
Location : 59 Zermatt Road
Thornton Heath
CR7 7BL
Ward : **Bensham Manor**
Type: Householder Application

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

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04042/FUL
Location : 143A Melfort Road
Thornton Heath
CR7 7RX
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Replacement windows to the front, side and rear of the property

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04064/HSE
Location : 26 Stratford Road
Thornton Heath
CR7 7QH
Ward : **Bensham Manor**
Type: Householder Application

Proposal : Construction of a single storey rear extension built slightly different from the approval for lawful development.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04217/LP
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 78 Totton Road
Thornton Heath
CR7 7QR
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing single storey extensions, erection of new single storey rear extension and alterations to the soil and vent pipe.

Date Decision: 05.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04266/HSE
Location : 9 St Stephen's Crescent
Thornton Heath
CR7 7NP
Ward : **Bensham Manor**
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 14.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04267/LP
Location : 9 St Stephen's Crescent
Thornton Heath
CR7 7NP
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 07.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04324/FUL
Location : 75 Warwick Road
Thornton Heath
CR7 7NN
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Removal of chimney and formation of green roof to rear outrigger. Erection of L-shaped dormer extension to rear roof slope and rear outrigger to form 3 bedrooms in the roof space to be used as part of the existing House in Multiple Occupation (HMO) (in association with planning permission 20/06113/FUL) resulting in a total of 10 Bedrooms with a maximum of 13 occupants to be used as a House in Multiple Occupation (HMO) with associated parking, refuse and cycle storage (partly retrospective).

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/04342/FUL	Ward :	Bensham Manor
Location :	127 Bensham Manor Road Thornton Heath CR7 7AG	Type:	Full planning permission

Proposal : Retrospective application for continued use as a 1 bedroom ground floor flat and a 4 bedroom small scale HMO on the 1st and 2nd floor, with communal kitchen and 2 bathrooms.

Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/04368/LP	Ward :	Bensham Manor
Location :	86 Kynaston Avenue Thornton Heath CR7 7BW	Type:	LDC (Proposed) Operations edged

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

Date Decision: 14.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/04396/GPDO	Ward :	Bensham Manor
Location :	86 Kynaston Avenue Thornton Heath CR7 7BW	Type:	Prior Appvl - Class A Larger House Extns

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

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	22/04534/GPDO	Ward :	Bensham Manor
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Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 98 Strathyre Avenue
Norbury
London
SW16 4RQ
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 2.850 metres and a maximum height of 2.975 metres

Date Decision: 22.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04600/DISC
Location : 304-306 Bensham Lane
Thornton Heath
CR7 7EQ
Ward : **Bensham Manor**
Type: Discharge of Conditions

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

Date Decision: 21.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04639/LP
Location : 26 Kynaston Avenue
Thornton Heath
CR7 7BU
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 23.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04784/LE
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 33 Bensham Manor Road
Thornton Heath
CR7 7AD
Type: LDC (Existing) Operations
edged

Proposal : Existing single-storey wraparound rear extension and rear dormer window

Date Decision: 30.12.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04841/PDO
Location : London Road At Junction With Warwick
Gardens
Thornton Heath
CR7 7NA
Ward : **Bensham Manor**
Type: Observations on permitted
development

Proposal : Installation of a 20m high monopole with wraparound cabinet to replace the existing 15m high monopole and the installation of a 1no Bowler cabinet, MK5 Link Ac cabinet and 1no RBS6130.

Date Decision: 14.12.22

Objection

Level: Delegated Business Meeting

Ref. No. : 22/04890/LP
Location : 76 Kynaston Avenue
Thornton Heath
CR7 7BW
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension

Date Decision: 22.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01137/DISC
Location : Land Development Site
258 - 260 London Road
Croydon
CR0 2TH
Ward : **Broad Green**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of Condition 4 (External Materials) attached to permission 16/02296/P for Erection of four storey building comprising provision of flexible A1 (retail) /A2 (financial and professional services) on the ground floor with 6 one bedroom and 3 two bedroom flats on upper floors; provision of ancillary refuse and cycle storage facilities and provision of a temporary dropped kerb

Date Decision: 05.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03343/FUL

Ward : **Broad Green**

Location : 218 Mitcham Road
Croydon
CR0 3JG

Type: Full planning permission

Proposal : Conversion of ground floor retail unit and outbuilding to 1x 1-bed flat, 1x studio flat and a retained retail unit. Erection of a single-storey side extension.

Date Decision: 20.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03389/FUL

Ward : **Broad Green**

Location : 212 London Road
Croydon
CR0 2TE

Type: Full planning permission

Proposal : Rear extension at third floor (over the existing outrigger) to facilitate a 1x1bedroom unit with balcony and associated works

Date Decision: 06.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03462/HSE

Ward : **Broad Green**

Location : 174 Sumner Road South
Croydon
CR0 3LY

Type: Householder Application

Proposal : Erection of a two-storey rear extension, hip to gable roof extension and rear dormer window.

Date Decision: 07.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04080/HSE **Ward : Broad Green**
Location : 163 Handcroft Road **Type: Householder Application**
Croydon
CR0 3LF

Proposal : Erection of first floor rear extension.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04185/FUL **Ward : Broad Green**
Location : 62 Dennett Road **Type: Full planning permission**
Croydon
CR0 3JA

Proposal : Erection of part 2-storey, part single storey side and rear extensions and erection of rear dormer window. Sub-division of resulting building to provide 4 flats; two with ground floor private amenity spaces.

Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04230/DISC **Ward : Broad Green**
Location : Pickford House **Type: Discharge of Conditions**
167 Handcroft Road
Croydon

Proposal : Discharge of Condition 10 - Surface Water Drainage attached to PP 15/03248/P (Demolition of all existing buildings; erection of 1 part single-, part two-, part three-storey building and 1 part two-, part four-storey building comprising a total of 14 one bedroom, 13 two and 2 three bedroom flats; formation of vehicular access and provision of 2 no. disabled parking spaces - Allowed on Appeal).

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04247/LE
Location : 46A Greenside Road
Croydon
CR0 3PL
Ward : Broad Green
Type: LDC (Existing) Use edged

Proposal : Conversion of loft to habitable room

Date Decision: 08.12.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04319/HSE
Location : 41 Stonecroft Way
Croydon
CR0 3DJ
Ward : Broad Green
Type: Householder Application

Proposal : Erection of first floor side extension and roof extension with rear dormer. Alterations to fenestration.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04320/HSE
Location : 203 Mitcham Road
Croydon
CR0 3ND
Ward : Broad Green
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing structure. Erection of first-floor side extension.

Date Decision: 05.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04334/DISC
Location : Morris House
2 Bensham Lane
Croydon
CR0 2RQ
Ward : Broad Green
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of Condition 18 (Biodiversity Enhancement Strategy) 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: 14.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04440/HSE
Location : 28 Therapia Lane
Croydon
CR0 3DH

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

Proposal : Erection of single storey rear extension

Date Decision: 21.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04477/LE
Location : 64 Hathaway Road
Croydon
CR0 2TP

Ward : **Broad Green**
Type: LDC (Existing) Use edged

Proposal : Continued use as a small HMO for 6 people

Date Decision: 15.12.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04501/GPDO
Location : 218 Mitcham Road
Croydon
CR0 3JG

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

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

Date Decision: 20.12.22

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04596/FUL **Ward : Broad Green**
Location : 21 St James's Road Type: Full planning permission
Croydon
CR0 2SD

Proposal : Conversion of a six-bedroom, seven-person large Housing in Multiple Occupation (Sui Generis) into two x two bedroom self-contained flats with associated cycle and refuse storage, alterations, erection of a single storey rear extension and side and rear single storey rear extension

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04657/DISC **Ward : Broad Green**
Location : Land Development Site Type: Discharge of Conditions
258 - 260 London Road
Croydon
CR0 2TH

Proposal : Discharge of Condition 6 (Contamination) attached to permission 16/02296/P for Erection of four storey building comprising provision of flexible A1 (retail) /A2 (financial and professional services) on the ground floor with 6 one bedroom and 3 two bedroom flats on upper floors; provision of ancillary refuse and cycle storage facilities and provision of a temporary dropped kerb

Date Decision: 13.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04903/DISC **Ward : Broad Green**
Location : Land Development Site Rear Of 44 Type: Discharge of Conditions
Kidderminster Road
Stanton Road
Croydon
CR0 2UN

Proposal : Details pursuant to Condition 2 (front door, glass balustrade, gates & railings) in respect to planning permission 18/00953/FUL granted for excavation to erect two semi-detached 2 bedroom duplex dwellings with accommodation at ground and lower ground floor levels and removal of vehicular crossover to pavement to reinstate public footway.

Date Decision: 23.12.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Level: Delegated Business Meeting

Ref. No. : 22/02928/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 4 Ovet Close
Upper Norwood
London
SE19 3RX
Type: Works to Trees in a Conservation Area

Proposal : (T1) Neighbouring Sycamore: pollard tree to 3m below previous pruning points and 5m on northerly side to improve symmetry.

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/03239/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 24 - 28 Westow Street
Upper Norwood
London
SE19 3AH
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (materials), 3 (details to be submitted) _ 8 (construction logistics plan), pursuant to planning permission 19/05172/FUL (for the erection of third storey over rearmost part of building to provide 1 x 3-bed flat).

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03628/CONR **Ward : Crystal Palace And Upper Norwood**

Location : Podina House
16B Highfield Hill
Upper Norwood
London
SE19 3PS
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Variation of Condition 1 (approved drawings) and removal of Condition 19 (communal amenity space) attached to permission 17/05867/FUL for 'Construction of 1 x 4 bedroom detached house and 4 x 2 bedroom flats, including associated car parking and landscaping' to allow part of approved communal space to be changed to private amenity space.

Date Decision: 15.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03762/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 55 Stambourne Way **Type: Householder Application**
Upper Norwood
London
SE19 2PY

Proposal : Alterations, erection of replacement roof to garage and conversion to habitable room, provision of additional window in side elevation and replacement ground floor windows and doors, provision of fencing, raised terrace and landscaping works.

Date Decision: 05.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03797/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 8 Spurgeon Avenue **Type: Householder Application**
Upper Norwood
London
SE19 3UQ

Proposal : Conservatory refurbishment and enlargement

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03811/HSE **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 26 High View Close
Upper Norwood
London
SE19 2DS
Type: Householder Application

Proposal : Erection of single storey rear extension (amended description and drawings)

Date Decision: 19.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03848/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 120 Queen Mary Road
Upper Norwood
London
SE19 3NP
Type: Householder Application

Proposal : Alterations, erection of part-single/two storey rear extension with external staircase

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04030/HSE
Ward : **Crystal Palace And Upper Norwood**

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

Proposal : Alterations, demolition of section of boundary wall, provision of gated opening and hardstanding to provide 1x off-street parking space with electric vehicle charging point and provision of refuse store

Date Decision: 09.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04031/LBC
Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Proposal : Alterations, demolition of section of boundary wall, provision of gated opening and hardstanding to provide 1x off-street parking space with electric vehicle charging point and provision of refuse store

Date Decision: 09.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04100/DISC
Ward : **Crystal Palace And Upper Norwood**

Location : 16D Highfield Hill
Upper Norwood
London
SE19 3PS
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Contaminated Land), Condition 4 (Construction Logistics Plan) and Condition 6 (Tree Protection) attached to permission 21/03083/FUL for 'Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.'

Date Decision: 05.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04148/LP
Ward : **Crystal Palace And Upper Norwood**

Location : 31 Convent Hill
Upper Norwood
London
SE19 3QX
Type: LDC (Proposed) Operations edged

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

Date Decision: 08.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04206/DISC Ward : **Crystal Palace And Upper Norwood**

Location : 16D Highfield Hill
Upper Norwood
London
SE19 3PS Type: Discharge of Conditions

Proposal : Discharge of Conditions 18, 20 and 21 attached to permission 21/03083/FUL for 'Demolition of the existing dwelling, erection of 6 three storey houses, provision of associated off-street parking.'

Date Decision: 05.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04242/HSE Ward : **Crystal Palace And Upper Norwood**

Location : 23 Preston Road
Upper Norwood
London
SE19 3HG Type: Householder Application

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

Date Decision: 21.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04243/DISC Ward : **Crystal Palace And Upper Norwood**

Location : 1 The Dell
Upper Norwood
London
SE19 2QA Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Construction Logistics and Management Plan) attached to Planning Permission ref. 21/04864/FUL for 'Erection of one/three-storey rear/side extension to form three-storey dwellinghouse (Use Class C3) with associated amenity, cycle storage, vehicle parking and waste storage spaces, Erection of single-storey rear extension, and Alterations'

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 07.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04343/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 2 Fox Hill Gardens
Upper Norwood
London
SE19 2XB
Type: Householder Application

Proposal : Erection of single storey rear extension. Alterations

Date Decision: 05.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04364/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 17 Sylvan Road
Upper Norwood
London
SE19 2RU
Type: Works to Trees in a Conservation Area

Proposal : Refer to Tree Photographs for works.

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04393/GPDO **Ward : Crystal Palace And Upper Norwood**

Location : 63 Auckland Road
Upper Norwood
London
SE19 2DR
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projectiing out 5 metres with a maximum height of 3 metres

Date Decision: 07.12.22

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04433/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 12C Gatestone Road **Type: Discharge of Conditions**
Upper Norwood
London
SE19 3AT

Proposal : Discharge of condition 1a) (details) of LPA ref: 18/02243/FUL (Alterations, installation of replacement windows to the front, side and rear of the property and new French doors to the rear)

Date Decision: 13.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04441/DISC **Ward : Crystal Palace And Upper Norwood**

Location : Land And Garages Adjoining 39 **Type: Discharge of Conditions**
The Lawns
Upper Norwood
London

Proposal : Discharge of Condition 3 (Cycle and Bin Storage) of LPA ref: 19/02677/FUL (Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwelling houses and associated vehicular access, parking, and landscaping)

Date Decision: 16.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04446/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 49 - 51 Beulah Hill **Type: Discharge of Conditions**
Upper Norwood
London
SE19 3DS

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge Condition 12 (Waste Management Strategy) 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: 22.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04459/CONR **Ward : Crystal Palace And Upper Norwood**

Location : 22 Preston Road
Upper Norwood
London
SE19 3HG Type: Removal of Condition

Proposal : Application to vary condition 2 (approved plans) from planning application 21/02530/FUL for 'Conversion of the existing single house into two semi detached homes with a ground floor rear extension and other associated alterations' in order to change the roof tiles to grey, render the walls in white and alter the fenestration of the building

Date Decision: 14.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04704/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 46 South Vale
Upper Norwood
London
SE19 3BA Type: Householder Application

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

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04743/LP **Ward : Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 10 Grangecliffe Gardens
South Norwood
London
SE25 6SZ

Type: **Norwood**
LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear roofslope, installation of three (3) rooflights into front roofslope and alteration to soil vent pipe.

Date Decision: 23.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04845/PDO

Location : O/S 59 - 61 Beauchamp Road
Upper Norwood
London
SE19 3BZ

Ward : **Crystal Palace And Upper Norwood**

Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04847/PDO

Location : O/S Stuart Lodge, 232 South Norwood Hill
South Norwood
London
SE25 6AX

Ward : **Crystal Palace And Upper Norwood**

Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/01760/DISC **Ward : Coulsdon Town**
Location : Development Site Former Site Of Type: Discharge of Conditions
19 Woodfield Hill
Coulsdon
CR5 3EL

Proposal : Discharge of condition 9 (details of refuse and cycle storage) attached to planning permission 20/02118/FUL for the demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 15.12.22

Deemed Consent - discharge of condition

Level: Delegated Business Meeting

Ref. No. : 22/01761/DISC **Ward : Coulsdon Town**
Location : Development Site Former Site Of Type: Discharge of Conditions
19 Woodfield Hill
Coulsdon
CR5 3EL

Proposal : Discharge of condition 6 (landscaping) attached to planning permission 20/02118/FUL for the demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02401/DISC **Ward : Coulsdon Town**
Location : Development Site Former Site Of Type: Discharge of Conditions
19 Woodfield Hill
Coulsdon
CR5 3EL

Proposal : Discharge of condition 20 (refuse management plan) attached to planning permission 20/02118/FUL for the demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three bedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 15.12.22

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Elston Court
13 South Drive
Coulsdon
CR5 2BJ
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (landscaping), 4 (playspace), 5 (bin and bike store) and 15 (bin and bike store) attached to planning permission 18/05880/FUL for the demolition of the existing property and erection of new apartment building containing nine self contained apartments, car parking, refuse storage, cycle storage and associated landscaping.

Date Decision: 14.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04371/DISC
Location : 1 South Drive
Coulsdon
CR5 2BJ
Ward : Coulsdon Town
Type: Discharge of Conditions

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: 09.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04383/FUL
Location : 23 The Grove
Coulsdon
CR5 2BH
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Conversion of the existing dwellinghouse (C3) to a 7 bedroom HMO (Sui Generis) with associated internal alterations.

Date Decision: 14.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04386/HSE
Location : 63 The Vale
Coulsdon
CR5 2AU

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of two-storey side extension following demolition of existing garage. Loft alterations

Date Decision: 21.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04420/ADV
Location : 117 Brighton Road
Coulsdon
CR5 2NG

Ward : Coulsdon Town
Type: Consent to display advertisements

Proposal : Erection of an internally illuminated fascia sign, rebranded retractable canopy/awning and Cafe barrier

sign constructed as Single Sided aluminium composite tray panel, approximate sizes 5800mm wide x 1028mm high and 80mm returns with solid back tray. The tray panel would have pushed through opal acrylic lettering reading "Lo Zafferano" and vinyl lettering reading Ristorante Italiano + street Number. The sign would be lit from within using cold white LEDs and would come complete with power supply unit mounted within the box.

Date Decision: 19.12.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04422/HSE
Location : 105 St Andrews Road
Coulsdon
CR5 3HJ

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey side extension

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04481/DISC
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 27A And 29 The Grove
Coulsdon
CR5 2BH

Type: Discharge of Conditions

Proposal : Discharge Condition 12 (Landscaping & Biodiversity) attached to Planning Permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'

Date Decision: 22.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04610/TRE

Location : 1 Ashbourne Close
Coulsdon
CR5 1AR

Ward : **Coulsdon Town**

Type: Consent for works to protected trees

Proposal : T1 - Yew - 1.5 metre crown reduction.
(TPO 12, 1968)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04611/TRE

Location : 15 Hollymeoak Road
Coulsdon
CR5 3QA

Ward : **Coulsdon Town**

Type: Consent for works to protected trees

Proposal : T1 Beech: to crown reduce by 2 metres and give a 10% crown thin
T2 Beech: to crown reduce by 2 metres and give a 10% crown thin
T3 Sycamore: to pollard by 3 metres all around to make for a better shape in the crown and take the weight out of any damaged limbs
(TPO 35, 1970)

Date Decision: 19.12.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/04656/HSE

Location : 50 The Netherlands
Coulsdon
CR5 1ND

Ward : **Coulsdon Town**

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Alterations including the erection of a replacement front boundary wall with railings and gates, and landscaping alterations to the front of the property.

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04834/DISC

Ward : **Coulsdon Town**

Location : Holland Court
15 Woodplace Lane
Coulsdon
CR5 1NE

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (contamination) attached to planning permission 11/01552/P for Erection of 2 four bedroom and 1 three bedroom houses two with integral garages; formation of access road and provision of associated parking

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04861/NMA

Ward : **Coulsdon Town**

Location : 52 Downs Road
Coulsdon
CR5 1AA

Type: Non-material amendment

Proposal : Alterations, erection of single storey side/rear extension (amendment to planning permission 21/03298/HSE)

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04938/LP

Ward : **Coulsdon Town**

Location : 15 Clifton Road
Coulsdon
CR5 2DW

Type: LDC (Proposed) Operations edged

Proposal : Loft conversion including erection of a hip to gable roof extension, two dormers to the rear roof slope and two rooflights to the front roofslope.

Date Decision: 15.12.22

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Level: Delegated Business Meeting

Ref. No. : 19/05801/DISC **Ward : Fairfield**
Location : Wandle Road Car Park Type: Discharge of Conditions
Wandle Road
Croydon
CR0 1DX

Proposal : Discharge of conditions 15 (Pedestrian and Cycle Route) and 16 (Landscaping and Public Realm) attached to planning permission 17/06318/FUL for redevelopment of part of site to provide part 5, 22 and 25-storey mixed used building, incorporating 128 no. residential units (Class C3) in addition to flexible commercial floorspace (Class A1/A3/B1/D2) on lower levels, as well as new vehicular access, residential car parking spaces, new public realm including shared pedestrian and cycle access through the site.

Date Decision: 13.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/04047/FUL **Ward : Fairfield**
Location : 39A & 39B Chatsworth Road Type: Full planning permission
Croydon
CR0 1JQ

Proposal : Retention of two satellite dishes to the Beech House Road elevation

Date Decision: 21.12.22

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/00633/FUL **Ward : Fairfield**
Location : 16A Parker Road Type: Full planning permission
Croydon
CR0 1DU

Proposal : Proposed conversion of existing tattooist and body piercing shop into a one bedroom dwelling with first floor addition involving alterations to the roof.

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01234/FUL **Ward :** **Fairfield**
 Location : Carlton House **Type:** Full planning permission
 30 Chatsworth Road
 Croydon
 CR0 1BN

Proposal : External alterations including replacement and new windows and roof light replacement of garage doors with window, new walls and roof to conservatory and new access ramp to front door

Date Decision: 16.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02146/DISC **Ward :** **Fairfield**
 Location : Boulevard Point **Type:** Discharge of Conditions
 15 Scarbrook Road
 Croydon
 CR0 9XN

Proposal : Discharge of condition 3 (junction between materials), 4 (Hard and soft landscaping), 5 (balcony and terrace balustrades), 6 (cycle parking) and 28 (substation cladding details) on planning permission number 15/01462/P approved on 04/01/2018, with reference to 19/02440/NMA approved on 30/07/2019.

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02251/NMA **Ward :** **Fairfield**
 Location : Boulevard Point **Type:** Non-material amendment
 15 Scarbrook Road
 Croydon
 CR0 9XN

Proposal : Non material amendment to planning permission reference (15/01462/P) 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." granted on the 04/01/2018.

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02881/FUL **Ward : Fairfield**
Location : Flat Type: Full planning permission
9 Woodstock Road
Croydon
CR0 1JS

Proposal : Change of use from 3 bedroom self-contained flat to 1 x 2 bedroom and 1 x 1 bedroom self-contained flats. Alterations to fenestrations and insertion of rooflight in front roof slope.

Date Decision: 14.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02882/FUL **Ward : Fairfield**
Location : Land Rear Of 81 - 83 Lansdowne Road Type: Full planning permission
Croydon
CR0 2BF

Proposal : Erection of new floor level, to provide a 1 flat (Use Class C3). Provision of cycle parking, refuse storage, hard and soft landscaping, and other associated development works.

At Land to the Rear Of
81 and 83 Lansdowne Road, Croydon, CR0 2BF.

Date Decision: 20.12.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/02929/CAT **Ward : Fairfield**
Location : 57B Howley Road Type: Works to Trees in a
Croydon Conservation Area
CR0 1AY

Proposal : T1 Ash - Fell

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/02985/LP **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 75C George Street
Croydon
CR0 1LD
Type: LDC (Proposed) Operations
edged

Proposal : Certificate of Lawful development to confirm that works have commenced on the implementation of planning permission 19/01023/FUL that allows for the demolition of the existing rear buildings and the erection of 3 no. three-bed and 1no. two-bed houses with associated vehicle manoeuvring area, private amenity space and bin storage.

Date Decision: 16.12.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/02993/FUL
Location : 10-11 Norfolk House
Wellesley Road
Croydon
CR0 1LH
Ward : **Fairfield**
Type: Full planning permission

Proposal : Change of use from a vacant retail unit (Class E) to hairdresser/education in hair and beauty (Sui Generis)

(Please note amended description of development and revised drawings)

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03108/DISC
Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Parts 11 and 12 of Condition 16 (Children's Play equipment and maintenance strategy) attached to planning permission ref. 17/06318/FUL granted 18th January 2019.

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03520/FUL
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 77 Wellesley Road Type: Full planning permission
Croydon
CR0 2AJ

Proposal : Two storey rear extension, to accommodate 2no. additional self-contained residential units. Internal re-arrangement of the existing ground and lower ground floor existing dwellings.
[Joint application - 22/03521/FUL]

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03521/FUL Ward : **Fairfield**
Location : 79 Wellesley Road Type: Full planning permission
Croydon
CR0 2AJ

Proposal : Two storey rear extension, to accommodate 2no. additional self-contained residential units. Internal re-arrangement of the existing ground and lower ground floor existing dwellings.
[Joint application - 22/03520/FUL]

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03599/CONR Ward : **Fairfield**
Location : St Clements House Type: Removal of Condition
14 St Andrew's Road
Croydon
CR0 1AB

Proposal : Removal of condition 13 (Highways Agreement) attached to planning permission 18/00794/FUL for the demolition of office building: erection of single/two storey building comprising 2 one bedroom and 1 two bedroom dwellings: provision of associated cycle and refuse stores.

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03691/DISC Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Proposal : Discharge of Conditions 15 (Pedestrian/Cycle Route), 16 (Parts 7,8,9 & 10)
(landscaping), 20 (Compliance) & 22 (EVCP) of Planning Permission Ref.17/06318/FUL
granted 18th January 2019

Date Decision: 06.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03789/DISC Ward : **Fairfield**
Location : Cambridge House, 16-18 Wellesley Road Type: Discharge of Conditions
Croydon,
CR0 2DD

Proposal : Details pursuant to condition 11 (EVCP and bikes) as per p.p. 16/03368/P (as amended
by permission 20/02843/NMA) granted for Demolition of existing buildings; erection of 26
storey building with double height ground floor plus basement level comprising 63 two
bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping
and 3 parking spaces

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04107/DISC Ward : **Fairfield**
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions
Park, Poplar Walk, Croydon (St Michaels
Square)

Proposal : Details required by Condition 17 (Electric Vehicle Charging) and 39 (Parking Layout Plan)
of planning permission 20/04010/CONR.

Date Decision: 13.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04200/DISC Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Proposal : Details required by Condition 7 (Management and maintenance strategy for the public areas) of planning permission 20/04010/CONR.

Date Decision: 13.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04215/FUL Ward : **Fairfield**
Location : 77 George Street Type: Full planning permission
Croydon
CR0 1LD

Proposal : Change of use from Class (E) Commercial, Business and Service to Sui Generis. Installation of a kitchen ducting. Alterations to existing shopfronts.

Date Decision: 23.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04216/ADV Ward : **Fairfield**
Location : 77 George Street Type: Consent to display
Croydon advertisements
CR0 1LD

Proposal : Erection of 1 illuminated fascia sign and 1 illuminated projection sign.

Date Decision: 23.12.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04351/DISC Ward : **Fairfield**
Location : Tavistock Court Type: Discharge of Conditions
Tavistock Road
Croydon
CR0 2AL

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of conditions 4 (boundary treatments), 6 (screening), 11 (refuse/recycling) and 14 (SUDS) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works

Date Decision: 13.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04598/DISC
Location : Lavendar Apartments
1A Mulgrave Road
Croydon
CR0 1BL

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Security Lighting, Security Gate, Electric Cycle Charing Point in Cycle Store) attached to planning permission for 20/05890/FUL for erection of mansard roof over whole building to reconfigure 2 x studio flats, and provide 1 x 1-bed flat and 1 x studio; erection of 4-storey rear extension converting 6 x studio flats into 3 x 2-bed flats and 3 x 1-bed flats.; erection of 4-storey side extension to provide 4 x studio flats, 1 x 1-bed and 1 2-bed flats (total of 8 additional flats) with external alterations revised landscaping and access; provision of communal amenity space, refuse and cycle stores

Date Decision: 29.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04638/ADV
Location : 112 North End
Croydon
CR0 1UD

Ward : Fairfield
Type: Consent to display advertisements

Proposal : Installation of 1 no. internally illuminated fascia and 1 no. internally illuminated projecting sign

Date Decision: 30.12.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04653/GPDO
Location : Delta Point
35 Wellesley Road
Croydon
CR0 2GU

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

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Change of use from Class E to Class C3 to provide 2 self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 21.12.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04665/CAT
Location : 43 Friends Road
Croydon
CR0 1ED

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

Proposal : T1 - London Plane Tree needs to be removed.

Date Decision: 19.12.22

Objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04708/CAT
Location : Regis Court
1A Eden Road
Croydon
CR0 1BS

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

Proposal : T1: Silver Birch - Reduce back from building by 2/3 metres. T2: Gleditsia Triacanthos - Reduce back from building by 2/3 metres.

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04750/DISC
Location : Wandle Road Car Park
Wandle Road
Croydon
CR0 1DX

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Re-discharge of Conditions 11 (Delivery Service Plan) and 12 (Car Park Management Plan) attached to planning permission ref. 17/06318/FUL dated 18th January 2019 to allow consistency with revised service road layout as allowed in NMA application Ref. 22/03048/NMA dated 13.10.2022

Date Decision: 23.12.22

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04007/OUT **Ward : Kenley**
Location : 314 & 316 Old Lodge Lane **Type: Outline planning permission**
Purley
CR8 4AQ

Proposal : Demolition of existing dwelling and erection of 5 dwellings with associated access, amenity and cycle/refuse provision.

Date Decision: 12.12.22

Approved subject to 106 Ag. (3 months)

Level: Delegated Business Meeting

Ref. No. : 21/06062/FUL **Ward : Kenley**
Location : 140 Hayes Lane **Type: Full planning permission**
Kenley
CR8 5HQ

Proposal : Demolition of single-family dwellinghouse and erection of one 3-storey flatted block containing 3x 3-bedroom, 2x 2-bedroom and 1x 1-bedroom flats; and a row of three 2-storey terrace houses containing 3x 3-bedroom houses; and associated parking, cycle and refuse storage. (Amended description)

Date Decision: 15.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00018/DISC **Ward : Kenley**
Location : 8 Abbots Lane **Type: Discharge of Conditions**
Kenley
CR8 5JH

Proposal : Discharge of condition 6 (Landscape), 7 (Cycle Store), 9 (Section of car park), 11 (EVCP), 12 (Hardstanding) and 15 (SUDS) attached to planning permission 21/01699/FUL for demolition of a single-family dwelling and erection of 4 x 4 storey houses with associated access, parking spaces, cycle storage and refuse store.

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/01157/DISC **Ward : Kenley**
Location : 60 Welcomes Road Type: Discharge of Conditions
Kenley
CR8 5HD

Proposal : Application to discharge condition 5 (landscape details), condition 6 (cycle and bin stores), condition 7 (construction logistics plan), condition 9 (construction environmental management plan (CEMP: Biodiversity)), condition 10 (Biodiversity Enhancement Layout) and Informative 6 - Boiler specification for planning permission 19/05394/FUL for the construction of a two-storey building with habitable roof space to accommodate 7 flats to the front and a pair of semi-detached two-storey dwellinghouses to the rear of the site, with associated vehicle parking, cycle and bin provision. Following the demolition of existing dwellinghouse.

Date Decision: 22.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01682/HSE **Ward : Kenley**
Location : 3 Hadley Wood Rise Type: Householder Application
Kenley
CR8 5LY

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

Date Decision: 20.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03282/FUL **Ward : Kenley**
Location : 2 Abbots Lane Type: Full planning permission
Kenley
CR8 5JH

Proposal : Demolition of existing detached dwelling and redevelopment of the site to provide 6 new dwellings, with associated landscaping, refuse storage, cycle and car parking provision

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03626/HSE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 60 Haydn Avenue
Purley
CR8 4AF
Type: Householder Application

Proposal : Alterations, erection of wrap around dormer extension on side/rear roof slope

Date Decision: 21.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03938/HSE
Location : 4 Fair oak Close
Kenley
CR8 5LJ
Ward : **Kenley**
Type: Householder Application

Proposal : Demolition of garage and erection of part single, part two storey front, side and rear extensions, part first floor front extension, material alterations to front facade, replacement flat roof and raised patio to the rear.

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04214/HSE
Location : 12 Cedar Walk
Kenley
CR8 5JL
Ward : **Kenley**
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of a two storey rear extension

Date Decision: 05.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04323/HSE
Location : 31 Mosslea Road
Whyteleafe
CR3 0DR
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations including the erection of a two storey side and rear extension, single storey rear extension with raised decking, and additional off street parking.

Date Decision: 12.12.22

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04378/TRE
Location : 5 Fairways
Kenley
CR8 5HY

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Rear Garden - Beech Tree with Meripilus - Fell to ground level
(TPO 04, 1973)

Date Decision: 19.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04431/TRE
Location : 126 Welcomes Road
Kenley
CR8 5HH

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Pine: Fell
(TPO No. 19, 2008)

Date Decision: 08.12.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/04447/TRE
Location : 25 Park Road
Kenley
CR8 5AS

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Lime (T4) - To lift the epicormic growth of the mature Lime tree to 5m above ground level.
All branches will be pruned to appropriate growth points.
(TPO 159)

Date Decision: 08.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04491/TRE
Location : 151 Welcomes Road
Kenley
CR8 5HB

Ward : Kenley
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : (T1) Lime Tree - To prune the East facing side of the Lime tree by 0.5 - 1 metres in areas to balance out the tree.
(TPO. 195)

Date Decision: 08.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04512/HSE
Location : 35 Bencombe Road
Purley
CR8 4DR

Ward : Kenley
Type: Householder Application

Proposal : Erection of in-fill garage extension and roof alterations

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04550/CONR
Location : Land R/O 5-6 Oaklands Gardens
Kenley
CR8 5DS

Ward : Kenley
Type: Removal of Condition

Proposal : Variation of Condition 1 (plan numbers) and condition 2 (materials) of 19/01810/FUL - Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores - To allow for changes to external materials.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04722/TRE
Location : 6 Oaklands Gardens
Kenley
CR8 5DS

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 and T2 Lime: 2-3 Metres crown reduction.
(TPO 07, 2001)

Date Decision: 20.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 51 Salcot Crescent
Croydon
CR0 0JN
Type: Full planning permission

Proposal : Erection of a pair of two-storey semi-detached 2-bedroom houses and provision of associated parking to the rear of 51-51B Salcot Crescent

Date Decision: 07.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04578/HSE
Location : 7 Cator Close
Croydon
CR0 0BN
Ward : **New Addington South**
Type: Householder Application

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

Date Decision: 14.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06176/FUL
Location : 13 Buckingham Gardens
Thornton Heath
CR7 8AT
Ward : **Norbury Park**
Type: Full planning permission

Proposal : Erection of part single/part two storey side and rear extensions, hip to gable roof extension and rear dormer to create new 3 new self-contained dwellings being 1 x 3 bedroom unit and 2 x 1 bedroom units.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01247/HSE
Location : 64 Florida Road
Thornton Heath
CR7 8EW
Ward : **Norbury Park**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Date Decision: 22.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03822/HSE

Ward : **Norbury Park**

Location : 3 Norbury Hill
Norbury
London
SW16 3LA

Type: Householder Application

Proposal : Alterations to LPA ref: 21/03763/HSE (Erection of hip to gable roof extension with front rooflights, rear dormer window and single storey front, side and rear extension), altering materials and internal alterations (Retrospective)

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04244/HSE

Ward : **Norbury Park**

Location : 2 Brickfield Road
Thornton Heath
CR7 8DS

Type: Householder Application

Proposal : Erection of ground floor rear extension and erection of two storey side and rear extension.

Date Decision: 07.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04367/HSE

Ward : **Norbury Park**

Location : 60 Ryecroft Road
Norbury
London
SW16 3EH

Type: Householder Application

Proposal : Retrospective application for erection of a single storey outbuilding to provide a gym and meditation space.

Date Decision: 14.12.22

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04389/CAT
Location : 85 Ryecroft Road
Norbury
London
SW16 3EJ

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

Proposal : G1 & G2 2 x groups of small Evergreen Oak trees - Crown Reduce by 1m in height and laterally reduce all round by 0.5m

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04463/LP
Location : 45 Covington Way
Norbury
London
SW16 3SG

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

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope, and installation of three (3) roof lights into front roof slope

Date Decision: 19.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04492/LP
Location : 7 Buckingham Gardens
Thornton Heath
CR7 8AT

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

Proposal : Demolition of existing side and rear extensions, erection of hip to gable, rear dormer, and two-storey rear extension and provision of 2x rooflights in front roofslope and 3x windows in side elevation

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 28 Courtland Avenue
Norbury
London
SW16 3BE

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension.

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05088/LP

Location : 28 Courtland Avenue
Norbury
London
SW16 3BE

Ward : **Norbury Park**

Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space, erection of hip to gable and rear dormer.
Installation of front facing roof lights.

Date Decision: 23.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03941/HSE

Location : 103 Pollards Hill South
Norbury
London
SW16 4LS

Ward : **Norbury And Pollards Hill**

Type: Householder Application

Proposal : Erection of a two storey side extension, erection of single storey front extension to garage
and rear dormer with front rooflights incorporating flank Juliet balcony and removal of
garage door (retrospective)

Date Decision: 22.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04152/LP

Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 32 Granden Road
Norbury
London
SW16 4ST
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 14.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04232/HSE
Location : 160 Norbury Court Road
Norbury
London
SW16 4HY
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Alterations to the roof with the erection of an L shaped rear dormer extension and the addition of two (2) roof lights to the front roofslope.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04313/ADV
Location : 1354 London Road
Norbury
London
SW16 4DA
Ward : **Norbury And Pollards Hill**
Type: Consent to display
advertisements

Proposal : Display of a fascia sign and a high level projecting sign with illumination

Date Decision: 09.12.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/04340/HSE
Location : 2 Highdaun Drive
Norbury
London
SW16 4LY
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Date Decision: 12.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04385/LP

Location : 5 Forrest Gardens
Norbury
London
SW16 4LP

Ward : Norbury And Pollards Hill

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: 22.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04391/LP

Location : 112 Norbury Court Road
Norbury
London
SW16 4HY

Ward : Norbury And Pollards Hill

Type: LDC (Proposed) Operations
edged

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

Date Decision: 13.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04392/HSE

Location : 112 Norbury Court Road
Norbury
London
SW16 4HY

Ward : Norbury And Pollards Hill

Type: Householder Application

Proposal : Erection of a part-single/two storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 14.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04418/DISC
Location : Eastern House
2A Norbury Crescent
Norbury
London
SW16 4JU

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Proposal : Discharge Conditions 3 (Detailed Junctions), 4 (Rendering), 5 (Windows), and 6 (Cycle and Waste Stores) attached to Planning Permission ref. 21/03808/FUL for 'Erection of cycle storage and bin stores to the front of building, and external changes to existing elevations (in association with Prior Approval Ref 20/02611/GPDO for Change of use of site from Office (B1a) to Residential (C3) to create 4 residential flats)'

Date Decision: 23.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04593/LP
Location : 83 Dalmeny Avenue
Norbury
London
SW16 4RR

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

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

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04839/DISC
Location : 66 Pollards Hill North
Norbury
London
SW16 4NY

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04869/DISC
Location : 66 Pollards Hill North
Norbury
London
SW16 4NY

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP) and 4 (tree protection plan) attached to planning permission 21/03908/FUL for the Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05130/PDO
Location : Telephone Exchange
Craignish Avenue
Norbury
London
SW16 4DD

Ward : Norbury And Pollards Hill
Type: Observations on permitted development

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

Date Decision: 30.12.22

Objection

Level: Delegated Business Meeting

Ref. No. : 20/02632/FUL

Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 72 Waddington Avenue
Coulsdon
CR5 1QN

Type: Full planning permission

Proposal : Demolition of existing dwellinghouse, the construction of a block comprising 5 flats to the front and two pairs of semi-detached dwellinghouses to the rear, with associated vehicular access, vehicle and cycle parking, refuse store and landscaping. (Please note: A SUDS report has been submitted and amendments to the layout and positioning of house 1 have been made further to the previous notification of this application).

Date Decision: 07.12.22

Permission Refused

Level: Planning Committee

Ref. No. : 22/02366/HSE
Location : 54 The Crossways
Coulsdon
CR5 1LD

Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Erection of a two storey side/front extension. Erection of a rear dormer roof extension (retrospective application).

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02541/HSE
Location : 8 Coulsdon Rise
Coulsdon
CR5 2SA

Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Erection of a single storey rear extension, demolition of side garage, extending rear raised patio, installation of new balustrade around the rear patio, new external steps to the rear garden and associated alterations.

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03426/HSE
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 442 Coulsdon Road
Coulsdon
CR5 1EE
Type: Householder Application

Proposal : Formation of vehicular access and parking with new vehicle crossover and formation of hard standing.

Date Decision: 21.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04040/DISC
Location : 1 & 2 Coulsdon Court Road
Coulsdon
CR5 2LL
Ward : **Old Coulsdon**
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (CLP) attached to planning permission 20/00581/FUL for Demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage.

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04321/HSE
Location : 124 Mead Way
Coulsdon
CR5 1PH
Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Demolition of existing rear extension. Erection of single storey rear extension and hip to gable loft conversion with rear dormer.

Date Decision: 30.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04376/HSE
Location : 48 Mead Way
Coulsdon
CR5 1PJ
Ward : **Old Coulsdon**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Demolition of garage and existing rear extensions. Erection of single storey side and rear extension and alterations to fenestration.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04445/TRE
Location : 45 Coulsdon Road
Coulsdon
CR5 2LD

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

Proposal : T1 Copper Beech - To reduce the lower limbs by 1.5m (on number 43 Coulsdon roadside only). We will also reduce small branches around the phone line to give 1.0m clearance. (TPO 23, 2005)

Date Decision: 08.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04526/DISC
Location : 86 Bradmore Way
Coulsdon
CR5 1PB

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge Condition 8 (Retaining Walls) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 22.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04616/DISC
Location : 86 Bradmore Way
Coulsdon
CR5 1PB

Ward : Old Coulsdon
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of condition 12 (EVCPs) attached to planning permission ref. 21/02020/FUL for the 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04647/HSE
Location : 105 Waddington Avenue
Coulsdon
CR5 1QJ

Ward : Old Coulsdon
Type: Householder Application

Proposal : Alterations; erection of 2 storey side extension and single storey rear extension

Date Decision: 23.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04815/LP
Location : 29 Canon's Hill
Coulsdon
CR5 1HB

Ward : Old Coulsdon
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear and side dormers, including one rooflight to the front roofslope.

Date Decision: 15.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00182/FUL
Location : 39 Grimwade Avenue
Croydon
CR0 5DJ

Ward : Park Hill And Whitgift
Type: Full planning permission

Proposal : Demolition of existing dwelling and construction of a new 7 bedroom dwelling comprising basement, ground and first floor with accommodation in the roof space, dormers to the rear, together with landscaping and car parking and associated works.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 05.12.22

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/03678/DISC
Location : Oakwood School
Coombe Road
Croydon
CR0 5RD

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (Construction Environmental Management Plan) and Condition 6 (Biodiversity Report) of planning permission 21/06280/ful granted for Installation of a Multi Use Games Area (MUGA) on the northern part of the site, creation of footpath, replacement of timber gate in existing wood fence, and erection of 1.5 metres high fence around MUGA.

Date Decision: 23.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04231/DISC
Location : 12 Weaver Close
Croydon
CR0 5TS

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Reasonable Exception Statement) attached to 22/01722/HSE (Proposed garden alterations and all associated works to include a 1.5 metre high retaining wall within the site and an additional 700mm height increase to existing side/rear boundary fence to a maximum 2.5 metres height above ground level - part retrospective).

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04452/DISC
Location : 22A Brownlow Road
Croydon
CR0 5JT

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of conditions 3 (materials) and 5 - part 5 (child play equipment) attached to planning permission for 20/02301/FUL for: Erection of three storey building to the side comprising two flats with provision of associated cycle and bin storage - approved on 16.09.2020

Date Decision: 22.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04562/TRE

Ward : Park Hill And Whitgift

Location : Alden Court
1 Fairfield Path
Croydon
CR0 5QN

Type: Consent for works to protected trees

Proposal : 689 London Plane: Crown lift to 5.5m from ground level.
(TPO NO.17,1987)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02234/DISC

Ward : Purley Oaks And Riddlesdown

Location : Land On The South East Side Of Braemar Avenue
South Croydon
CR2 0QA

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (construction logistics plan), 4 (materials), 5 (cycle, refuse stores, boundaries etc.) and 6 (landscaping) attached to planning permission 19/05857/FUL for the Demolition of the existing garages and the erection of a four-storey residential block, comprising eight residential units and the erection of a three-storey detached house, together with associated access, car parking, cycle and refuse storage and landscaping.

Date Decision: 08.12.22

Deemed Consent - discharge of condition

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 12 Victoria Avenue
South Croydon
CR2 0QP
Type: Householder Application

Proposal : Erection of veranda and addition of timber cladding to rear facade (Amendments to 21/02436/HSE)

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04287/HSE
Location : 21 Lower Barn Road
Purley
CR8 1HY
Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application

Proposal : Erection of single storey side/ rear extension

Date Decision: 07.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04333/DISC
Location : 126-132 Pampisford Road
Purley
CR8 2NH
Ward : **Purley Oaks And Riddlesdown**
Type: Discharge of Conditions

Proposal : Discharge of condition number 10 (cycle storage) attached to planning permission ref. 20/01550/FUL. (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH).

Date Decision: 05.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04395/DISC
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Development Site Former Site Of Type: Discharge of Conditions
443A Brighton Road
South Croydon
CR2 6EU

Proposal : Discharge of Condition 15 (Details of the external lighting of the building and CCTV) 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: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04458/HSE Ward : **Purley Oaks And Riddlesdown**
Location : 34 Brancaster Lane Type: Householder Application
Purley
CR8 1HF

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

Date Decision: 06.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04538/DISC Ward : **Purley Oaks And Riddlesdown**
Location : 62 Whytecliffe Road North Type: Discharge of Conditions
Purley
CR8 2AR

Proposal : Discharge of first part of condition 5 (Travel Plan) associated with application 19/05821/CONR: Variation of conditions 6 (opening times), 7 (alteration to the external limit on children within the external play space) and 8 (noise impact) linked to planning application for the 19/03183/FUL for the alterations including the refurbishment of vacant and dilapidated NHS Health Centre for use as a day nursery (Class D1) including associated minor external alterations to the building including a first floor balcony decked amenity terrace, reconfiguration of parking area to create external play space and provision of detached bin store enclosure.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 22.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04619/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 32 Honister Heights **Type: Householder Application**
Purley
CR8 1EU
Proposal : Alterations; Demolition of existing garage and conservatory and erection of a single storey side and rear extension and a 2 storey rear extension, plus alterations to materials.

Date Decision: 23.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04737/TRE **Ward : Purley Oaks And Riddlesdown**
Location : 30B Warren Road **Type: Consent for works to protected trees**
Purley
CR8 1AA
Proposal : T1 Yew - Reduce crown by approx 1m leaving 2m allow more light in to property (Repeat Works)
T2 Yew - Reduce longer laterals by approx 2m leaving 2m to rebalance canopy (Repeat Works)
T3 Pine - Reduce lateral branches over drive by 1.5m leaving 2m to reduce overhanging branches over drive (Repeat Works)
(TPO 12, 1988)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04767/LP **Ward : Purley Oaks And Riddlesdown**
Location : 16 Honister Heights **Type: LDC (Proposed) Operations edged**
Purley
CR8 1EU

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 72 Brighton Road
Purley
CR8 2LJ
Type: Full planning permission

Proposal : Altertations and erection of side, rear and roof extensions to facilitate the conversion of the existing property to a three storey block of flats comprising 8 units.

Date Decision: 12.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06276/FUL
Location : 15A Russell Hill
Purley
CR8 2JB
Type: Full planning permission
Ward : **Purley And Woodcote**

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

Date Decision: 12.12.22

Permission Refused

Level: Planning Committee

Ref. No. : 22/01026/LP
Location : 34 St James Road
Purley
CR8 2DL
Type: LDC (Proposed) Operations edged
Ward : **Purley And Woodcote**

Proposal : Erection of an outbuilding

Date Decision: 15.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01048/HSE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 68 Manor Wood Road
Purley
CR8 4LF
Type: Householder Application

Proposal : Alterations and the erection of a single storey extension to include a Juliette Balcony

Date Decision: 15.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01654/FUL
Location : 102 Foxley Lane
Purley
CR8 3NB
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : The demolition of existing buildings on site and the construction of a three-storey building with roof accommodation comprising seven flats, and a single-storey detached building with roof accommodation to the rear comprising two two-bedroom flats; with associated parking, hard and soft landscaping, vehicle and cycle parking and refuse provision.

Date Decision: 23.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02304/HSE
Location : 95 Hartley Down
Purley
CR8 4ED
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of single storey rear extension with alterations.

Date Decision: 21.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02486/DISC
Location : 48 Brighton Road
Purley
CR8 2LG
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of condition numbers 7 (Refuse/Cycle Storage) and 8 (Landscaping) attached to planning permission ref. 21/04997/FUL (Conversion of existing dwellinghouse to 4 x self-contained flats including the erection of a two storey side extension, part single part two storey rear extension, enlargement of existing rear dormer to the main roof, one rooflight to the front elevation, alterations to fenestration, provision of cycle and refuse stores.).

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02614/HSE
Location : 219 Brighton Road
Purley
CR8 4HF
Ward : **Purley And Woodcote**
Type: Householder Application

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

Date Decision: 22.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02761/FUL
Location : O/S 941 Brighton Road
Purley
CR8 2BP
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Replacement of existing telephone kiosk with a multifunction Hub unit featuring an integral advertisement display and defibrillator

Date Decision: 14.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02762/ADV
Location : O/S 941 Brighton Road
Purley
CR8 2BP
Ward : **Purley And Woodcote**
Type: Consent to display advertisements

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 14.12.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02775/FUL
Location : O/S 948 Brighton Road
Purley
CR8 2LP

Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Replacement of existing telephone kiosk with a multifunction Hub unit featuring an integral advertisement display and defibrillator

Date Decision: 15.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02776/ADV
Location : O/S 948 Brighton Road
Purley
CR8 2LP

Ward : **Purley And Woodcote**
Type: Consent to display advertisements

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 15.12.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02778/HSE
Location : 24 Green Lane
Purley
CR8 3PG

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

Proposal : Alteration to garage into a habitable room, first floor side extension, single storey rear extension, loft conversion and roof alterations.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02960/HSE

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 12 Woodcote Park Avenue
Purley
CR8 3NJ
Type: Householder Application

Proposal : Demolition of conservatory and detached garage; Erection of two storey side and single storey rear extensions with associated internal alterations, ground floor infill at the rear and erection of an open porch to front.

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03035/DISC
Location : Development Site Former Site Of
131 Woodcote Valley Road
Purley
CR8 3BN
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (CLP), 5 (Biodiversity Method Statement) and 6 (Biodiversity Enhancement Strategy) attached to permission 20/04952/FUL dated 24/03/2022 for the 'Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 8 flats with associated car parking, bike store, refuse store and landscaping'

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03588/DISC
Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of Condition 11 (Microgeneration Certification Scheme (MCS) certificate) attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 13.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03655/HSE
Location : 37 Stoats Nest Road
Coulsdon
CR5 2JJ

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

Proposal : Demolition of the existing garage and outbuilding. Erection of detached single storey annex with accommodation in the roof space with new dormer window. Alterations to boundary treatments and landscaping.

Date Decision: 23.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03895/GPDO
Location : 938 Brighton Road
Purley
CR8 2LP

Ward : **Purley And Woodcote**
Type: Prior Appvl - Class E to (dwellings) C3

Proposal : Change of use of first floor and second floor, and part of the ground floor, from commercial (Use Class E) to residential (Use Class C3) to create three self-contained dwellings (Prior Approval Notification - Schedule 2, Part 3, Class MA).

Date Decision: 08.12.22

(Approval) refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 18 Graham Road
Purley
CR8 2EL
Type: Householder Application

Proposal : Demolition of an Attached Garage and Side Extension, Erection of a Single Storey Side and Rear Extension and Associated Rear Raised Patio, Alterations to Front Door and a Retaining Wall within Front Forecourt.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04204/DISC
Location : Land R/O 30 - 34 Hartley Old Road
Purley
CR8 4HG
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Updated Tree Protection Measures and Bat and Reptile Survey) attached to planning permission 19/00884/FUL for the erection of 3 x 5 bedroom detached dwelling houses with associated parking and landscaping and demolition of the garage to 32 Hartley Old Road.

Date Decision: 05.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04284/HSE
Location : 7 Russell Green Close
Purley
CR8 2NS
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Extension of existing basement to rear

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04341/HSE
Location : 17 Silver Lane
Purley
CR8 3HJ
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Reconstruction of fire damaged northeastern corner of existing property.

Date Decision: 19.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04347/HSE
Location : 80 Foxley Lane
Purley
CR8 3EE

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Demolition of storage, utility and WC followed by erection of ground floor front and side/rear extension

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04348/DISC
Location : 104 Hartley Down
Purley
CR8 4EB

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (visibility splays/turntable details), 9 (carbon dioxide emissions) and 12 (screening) attached to planning permission 19/00126/FUL for the erection of two storey detached dwellinghouse with new vehicular access off Coulsdon Road and parking area with turntable

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04384/DISC
Location : 922 - 930 Purley Way
Purley
CR8 2JL

Ward : Purley And Woodcote
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of condition 4 (Construction Logistics Plan) attached to planning permission 22/01141/CONR for variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 14.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04401/DISC

Ward : Purley And Woodcote

Location : 922 - 930 Purley Way
Purley
CR8 2JL

Type: Discharge of Conditions

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

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04402/DISC

Ward : Purley And Woodcote

Location : 922 - 930 Purley Way
Purley
CR8 2JL

Type: Discharge of Conditions

Proposal : Discharge of condition 7 parts a and b (contaminated land) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04494/DISC **Ward : Purley And Woodcote**
Location : 4, 6 And 8 Russell Hill **Type: Discharge of Conditions**
Purley
CR8 2JA

Proposal : Discharge of condition 16 (Travel Plan) attached to planning permission 17/02427/FUL for the demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom , 8 one bedroom and 7 three bedroom flats : formation of vehicular access and provision of associated parking

Date Decision: 07.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04519/DISC **Ward : Purley And Woodcote**
Location : 38 Grovelands Road **Type: Discharge of Conditions**
Purley
CR8 4LA

Proposal : Discharge of condition 9 (lighting) and 12 (travel plan) attached to planning permission 21/03624/FUL for alterations, erection of single storey front/side extension to existing building and the provision of 9 self-contained flats for 9 resident's only in association with the existing C2 (residential institutions) use

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04531/TRE **Ward : Purley And Woodcote**
Location : 41A Highfield Road **Type: Consent for works to protected trees**
Purley
CR8 2JJ

Proposal : T1 Silver Birch: 30cm Crown Reduction.
(TPO No. 10,1976)

Date Decision: 08.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04539/CAT
Location : 12 Woodcote Lane
Purley
CR8 3HA

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

Proposal : 1x Beech tree and 2 Horse chestnuts in the front garden over the roadside to crown lift 5 meters
1x Purple Plum: Fell
Reduce Lime trees
Dead sycamore: Fell
G1; Conifers at front to fell.

Date Decision: 08.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04557/DISC
Location : 14A Smitham Bottom Lane
Purley
CR8 3DA

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (visibility splays) 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: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04564/FUL
Location : 56 Old Lodge Lane
Purley
CR8 4DF

Ward : Purley And Woodcote
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Demolition of the existing property and erection of a block of six apartments and a pair of semi-detached houses to rear comprising 8 residential units, with bin and cycle stores, new vehicle access, hard and soft landscaping and other associated works

Date Decision: 21.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04583/TRE
Location : 37 Box Ridge Avenue
Purley
CR8 3AS

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

Proposal : T1 Lime - Crown reduction of 2 .5m
G1 Cluster of 4 Limes - Crown reduction of 2 .5m
Repeat Works
(TPO No.27, 1978)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04589/CAT
Location : 35 Furze Lane
Purley
CR8 3EJ

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

Proposal : Sycamore (T1) - Fell

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04629/DISC
Location : Land Rear Of 36 Brighton Road
Purley
CR8 2LG

Ward : Purley And Woodcote
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of condition 5 (construction logistics plan) attached to planning permission for 20/00763/FUL for the construction of a two/three storey building comprising 3 self-contained flats (including plot division) fronting Purley Rise; hard and soft landscaping; boundary treatment; land level alterations including excavation and part basement/lower ground level and refuse and cycle storage

Date Decision: 30.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04630/CONR
Location : Land Rear Of 36 Brighton Road
Purley
CR8 2LG
Ward : **Purley And Woodcote**
Type: Removal of Condition

Proposal : Variation of condition 2 (approved drawings) attached to planning permission 20/00763/FUL for the construction of a two/three storey building comprising 3 self-contained flats (including plot division) fronting Purley Rise; hard and soft landscaping; boundary treatment; land level alterations including excavation and part basement/lower ground level and refuse and cycle storage

Date Decision: 30.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04659/HSE
Location : 9A Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Householder Application

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

Date Decision: 22.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04690/TRE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 3 Holmoak Close
Purley
CR8 2EW
Type: Consent for works to protected trees

Proposal : T1-5 Lime: 2 metre lateral reduction and 3.5 metre reduction in height, 10% thin
(TPO 23, 2004)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04692/TRE
Location : 4 Holmoak Close
Purley
CR8 2EW
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1-5 Lime: 1.5 metre reduction in height.
(TPO 27, 2004 and TPO No. 23, 2004)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04735/TRE
Location : 53 Hartley Old Road
Purley
CR8 4HH
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1 - Oak - 1.5m Crown Reduction
T2 - Oak - 1.5m Crown Reduction
(TPO 02, 2018)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04766/CAT
Location : 3 Foxglove Gardens
Purley
CR8 3LQ
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Oak (T1) - Fell. Customer would like to reduce the thickness of the tree line at the rear of the garden which will also allow the oak (T2) that sits directly behind it to have more sunlight and space to flourish. (T1) also produces excess shade and leaf waste.
Oak (T6) - Fell. Customer would like to reduce the thickness of the tree line at the rear of the garden which will also allow the oak (T7) that sits directly behind it to have more sunlight and space to flourish. (T6) also produces excess shade and leaf waste.
Hawthorne (T4) - Fell due to decay approximately 1.5 meters in the main stem from ground level (Picture T4 Showing decay). The tree also has excessive lean and is at risk of failing at this point. (Picture T4 Hawthorne)
Oak (T10) - Fell due to long standing cavity that has penetrated into the main stem (Picture T10 oak cavity). There is a risk of failure in high winds.
Oak (T9) - Fell due to customer looking to install solar panels on the roof. The oak produces excessive shade in the roof area where this will be installed. The tree also produces excess shade and leaf waste on the driveway.
Oak (T8) - To perform overall crown reduction by 1.5 - 2 meters. To perform crown lift up to where the main stem splits. (Approx 5 meters)

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	22/04797/CAT	Ward :	Purley And Woodcote
Location :	Kendall Cottage 1A The South Border Purley CR8 3LL	Type:	Works to Trees in a Conservation Area

Proposal : Eucalyptus tree at the entrance of the property to cut back overhanging the driveway blocking light from the property
Pine tree to remove lower limb
Ash tree covered in Ivy to cut back two limbs overhanging the property
Lime tree to cut back over the roof of the outbuilding currently damaging the roof
Reductions to the mixtures of trees along the fence line bringing them down by 5 metres and in two years time thinning out all new growth to allow a more natural shape

Date Decision: 19.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	22/04816/DISC	Ward :	Purley And Woodcote
Location :	1A Woodcrest Road Purley CR8 4JD	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of condition 6 (tree protection) of planning reference 22/01198/HSE for the erection of a single storey rear extension, alteration to the rear retaining wall and the addition of a porch.

Date Decision: 23.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04927/DISC
Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Materials), attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04929/DISC
Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF

Ward : Purley And Woodcote
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Discharge of Condition 5 (Landscaping) attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04932/DISC
Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Public Art), attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04934/DISC

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF

Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (Public Lighting), attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04968/DISC

Location : Benendon House
37 Russell Hill Road
Purley
CR8 2LF

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

Proposal : Discharge of Condition 16 (Biodiversity), attached to permission 20/02429/CONR for 'Section 73 application seeking to vary Condition 2 (approved plans) Condition 9 ((b) cycle storage) and removal of Condition 23 (windows), to allow for internal changes to the building, additional entrance, changes to the cycle and bin stores and increasing the size of the basement, increasing the overall height of the building, increasing areas of glazing in the windows, replacing the mesh screens with angled windows to the south elevation, replacing aluminium balustrades with vertical railings, replacing the approved cladding with bricks. As approved under planning permission 19/00467/FUL decision dated 23/12/2019 for the: Demolition of the existing building and erection of a building ranging from 2 - 8 storeys, with basement, to accommodate 47 residential units; formation of associated access, landscaping, parking, refuse and cycle storage.'

Date Decision: 09.12.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : High Trees
Beech Avenue
South Croydon
CR2 0NL

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Landscaping), 4 (SUDS), 5 (Cycle storage), 6 (Biodiversity enhancement), 7 (Visibility splays) attached to planning application 20/01208/FUL for the Demolition of a single family bungalow and separate garage, the erection of one 3 storey block containing six 2 bedroom flats along with three detached, 3 storey, four bedroom family homes with associated parking spaces, cycle storage and refuse store

Date Decision: 06.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01863/FUL
Location : 20 Rectory Park
South Croydon
CR2 9JN

Ward : **Sanderstead**
Type: Full planning permission

Proposal : Demolition of existing garage, formation of access from Rectory Park and the erection two detached dwellings with associated parking and landscaping.

Date Decision: 09.12.22

Permission Refused

Level: Planning Committee - Minor Applications

Ref. No. : 22/02278/FUL
Location : 125 Mitchley Avenue
South Croydon
CR2 9HP

Ward : **Sanderstead**
Type: Full planning permission

Proposal : The conversion of the existing 4 bedroom house into 1 x 2 and 1 x 3 bedroom flats with associated landscaping and vehicular parking.

Date Decision: 14.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02516/DISC
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 2 Shaw Crescent
South Croydon
CR2 9JA
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Biodiversity), 4 (CLP), 5 (Bats), 6 (Biodiversity Enhancement), and 8 (Materials) attached to planning permission 21/04742/FUL for Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Date Decision: 30.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/02750/HSE
Location : 21 Copthorne Rise
South Croydon
CR2 9NN
Ward : **Sanderstead**
Type: Householder Application

Proposal : Retrospective Application. Demolition of existing rear conservatory extension & garage. Erection of a single storey rear extension & a two storey side extension, erection of rear terraces

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03739/HSE
Location : 22 Barnfield Road
South Croydon
CR2 0EY
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of basement, front lightwell, front porch, single storey rear extension and first floor side extension with a balcony. Erection of two front and rear dormers and alterations to roof including raising the ridge height and loft conversion.

Date Decision: 20.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03902/HSE
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 4 Briton Hill Road
South Croydon
CR2 0JL
Type: Householder Application

Proposal : Ground floor front/rear/infill extension, replacement of conservatory roof and erection of first floor rear balcony

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04005/HSE
Location : 18 Downsway
South Croydon
CR2 0JA
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of two storey front extension and part single-storey part two-storey side and rear extension. Alterations and erection of rear dormer extension, installation of five rooflights, raised patio area with steps at rear and detached outbuilding at rear.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04020/LP
Location : 18 Farm Fields
South Croydon
CR2 0HL
Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding with rooflights for use as a gym and alterations to land levels

Date Decision: 13.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04058/LP
Location : 33B Sanderstead Hill
South Croydon
CR2 0HD
Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension (replacing the existing conservatory) and insertion of a new window on the south-east elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 13.12.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04084/TRE
Location : 17 Church Way
South Croydon
CR2 0JT

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : T1 Beech tree - Section down and fell to ground level
Reasons damage to adjacent drive way very close to drain runs and property, Bark loss at base of tree
(TPO 35, 2006)

Date Decision: 19.12.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/04141/HSE
Location : 5 Church Way
South Croydon
CR2 0JS

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a single storey rear extension (conservatory style).

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04172/HSE
Location : 28 Elmfield Way
South Croydon
CR2 0EE

Ward : Sanderstead
Type: Householder Application

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

Date Decision: 19.12.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 145 Norfolk Avenue
South Croydon
CR2 8BY
Type: Discharge of Conditions

Proposal : Discharge of condition 5 - landscaping attached to permission 19/01917/CONR for Variation of condition 1 (alterations to the proposed plans in regards to the site boundary, massing and layout of the proposed building), condition 4 (cycle storage details submitted) and condition 7 (amended flood risk assessment) linked to planning application for the 18/03101/FUL for the Erection of a two storey chalet bungalow with associated landscaping, vehicular access, car and cycle parking as well as refuse storage.

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04374/HSE
Location : 19 Arkwright Road
South Croydon
CR2 0LN
Ward : **Sanderstead**
Type: Householder Application

Proposal : Demolition of garage, car port and single storey rear extension. Erection of single / two storey side / rear extension with additional front dormer window, integral garage and two juliet balcony at rear.

Date Decision: 14.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04455/DISC
Location : 158 Purley Downs Road
South Croydon
CR2 0RF
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge Condition 5 (Materials) attached to Planning Permission ref. 21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 158 Purley Downs Road Type: Discharge of Conditions
South Croydon
CR2 0RF

Proposal : Discharge Condition 4 (Highway Survey) attached to Planning Permission ref.
21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey
buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle
parking, refuse storage and associated landscaping'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04787/DISC Ward : **Sanderstead**
Location : 158 Purley Downs Road Type: Discharge of Conditions
South Croydon
CR2 0RF

Proposal : Discharge Condition 3 (Construction Management) attached to Planning Permission ref.
21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey
buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle
parking, refuse storage and associated landscaping'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04802/LP Ward : **Sanderstead**
Location : 36 West Hill Type: LDC (Proposed) Operations
South Croydon edged
CR2 0SA

Proposal : Erection of a single storey rear extension and rear dormer to the main roof, including two
rooflights to the front roofslope.

Date Decision: 15.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04898/NMA Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

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: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03769/HSE

Ward : **Selsdon And Addington Village**

Location : Victory Manor
235 Shirley Church Road
Croydon
CR0 5AB

Type: Householder Application

Proposal : Erection of single-storey rear extension. Erection of new pool house. Alterations to fenestration. Roof alterations and installation of rooflights. (Retrospective).

Date Decision: 07.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03850/LP

Ward : **Selsdon And Addington Village**

Location : 44 Edgecombe
South Croydon
CR2 8AA

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single-storey side extension.

Date Decision: 07.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04095/HSE **Ward : Selsdon And Addington Village**
Location : 263 Addington Road **Type: Householder Application**
South Croydon
CR2 8LR
Proposal : Erection of part single part two-storey side/rear extension and roof extension with associated works

Date Decision: 06.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04335/HSE **Ward : Selsdon And Addington Village**
Location : 106 Gravel Hill **Type: Householder Application**
Croydon
CR0 5BE
Proposal : Erection of single-storey side extension following garage conversion.

Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04436/GPDO **Ward : Selsdon And Addington Village**
Location : 63 Shepherds Way **Type: Prior Appvl - Class A Larger House Extns**
South Croydon
CR2 8HS
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 2.4 metres and a maximum height of 2.7 metres

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04573/HSE **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 43 Tedder Road
South Croydon
CR2 8AR

Type: Householder Application

Proposal : Erection of single storey front/side/rear wrap around extension

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04680/TRE

Location : 32 Greville Avenue
South Croydon
CR2 8NL

Proposal : G2 - x2 Ash - Pollard back to previous pruning points.
(TPO 09, 1976)

Ward : **Selsdon And Addington Village**

Type: Consent for works to protected trees

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04803/LP

Location : 78 Ballards Way
South Croydon
CR2 7LA

Proposal : Erection of rear outbuilding

Ward : **Selsdon And Addington Village**

Type: LDC (Proposed) Operations edged

Date Decision: 14.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01371/FUL

Location : 6 Suffield Close
South Croydon
CR2 8SZ

Ward : **Selsdon Vale And Forestdale**

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04765/TRE
Location : 52 Kersey Drive
South Croydon
CR2 8SX

Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1 Oak: 3 metre crown reduction.
(TPO 21, 1972)

Date Decision: 20.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04799/TRE
Location : 22A Kingswood Way
South Croydon
CR2 8QP

Ward : **Selsdon Vale And Forestdale**
Type: Consent for works to protected trees

Proposal : T1, Beech & Maple: To crown reduce by 2m back to last pruning points and crown clean.
(Repeat Works)
T3, Beech: To prune away from BT Lines to allow a 1.5m clearance. (Repeat Works)
T4, Beech: To prune away from BT Lines to allow a 1.5m clearance. (Repeat Works)
(TPO no. 20, 1972 & 54, 2007)

Date Decision: 20.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00207/FUL
Location : 61 St Saviour's Road
Croydon
CR0 2XF

Ward : **Selhurst**
Type: Full planning permission

Proposal : Conversion of dwellinghouse (Use Class C3) into three (3) self-contained flats (Use Class C3) with associated amenity, cycle parking and waste storage spaces, Erection of single-storey rear/side infill extension (following demolition of existing covered storage area), Demolition of existing single-storey rear extension, and Alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 15.12.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/03662/HSE
Location : 21 Thornhill Road
Croydon
CR0 2XZ

Ward : Selhurst
Type: Householder Application

Proposal : Alterations, erection of single-storey rear/side extension and provision of 2x juliet balconies in rear elevation

Date Decision: 07.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03731/FUL
Location : 3 Ashmill Court
13 Beulah Grove
Croydon
CR0 2QU

Ward : Selhurst
Type: Full planning permission

Proposal : Erection of front accessible ramp.

Date Decision: 07.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04026/FUL
Location : Unit 7 - 9
Tait Road Industrial Estate
Tait Road
Croydon
CR0 2DP

Ward : Selhurst
Type: Full planning permission

Proposal : Application for planning permission under Class V, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the flexible use of the building for either vehicle repairs and respraying (Sui Generis); Light Industrial (Class B1 (c)); General Industrial (Class B2); Storage and Distribution (Class B8) (with or without a trade counter) or uses falling under Class E(g) (excluding offices).

Date Decision: 16.12.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04083/FUL **Ward : Selhurst**
Location : 4 Windmill Road Type: Full planning permission
Croydon
CR0 2XN

Proposal : Erection of 2-storey detached building comprising 1x one-bedroom and 1x two-bedroom flats with associated landscaping, cycle and refuse storage

Date Decision: 13.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04407/DISC **Ward : Selhurst**
Location : Selhurst Sports Arena Type: Discharge of Conditions
Dagnall Park
South Norwood
London
SE25 5PH

Proposal : Discharge of Condition 7 (noise) and Condition 9 (obscured glazing) attached to permission 22/01803/FUL for 'Demolition of existing single storey changing facility and removal of site management office. Erection of 2-storey multi-purpose sports pavilion with changing room facilities and associated works.'

Date Decision: 09.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04417/FUL **Ward : Selhurst**
Location : 63 Windmill Road Type: Full planning permission
Croydon
CR0 2XR

Proposal : Erection of single storey rear extension to serve commercial element at ground floor level. Erection of first floor rear extension and enlarged rear dormer window to serve upper floor flat.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04560/DISC **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 75 - 77 Whitehorse Road
Croydon
CR0 2JJ
Type: Discharge of Conditions

Proposal : Discharge Condition 12 (Construction Logistics Plan) attached to planning permission ref. 19/02435/FUL for : 'Demolition of existing building, Erection of part single storey, part three storey, part four storey building comprising A1 Use Class (Shop) at ground floor and 5 flats (2 x 1 bedroom flat, 1 x 2 bedroom flat, 2 x 3 bedroom flat) on first, second and third floors, provision of associated refuse storage and cycle storage.'

Date Decision: 13.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04804/DISC
Location : Selhurst Sports Arena
Dagnall Park
South Norwood
London
SE25 5PH
Ward : **Selhurst**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (external materials) attached to permission 22/01803/FUL for 'Demolition of existing single storey changing facility and removal of site management office. Erection of 2-storey multi-purpose sports pavilion with changing room facilities and associated works.'

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05567/NMA
Location : Parcels Of Land Adjacent To Longheath
Gardens And Long Lane
Croydon
CR0 1XT
Ward : **Shirley North**
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref. 16/06508/FUL granted 15 June 2017.

Date Decision: 19.12.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 6 Allington Court
3 Chart Close
Croydon
CR0 7YF
Type: Full planning permission

Proposal : Erection of a pedestrian ramp for accessible access to ground floor flat.

Date Decision: 06.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03888/FUL
Location : 9 - 13 Gladeside
Croydon
CR0 7RL
Ward : **Shirley North**
Type: Full planning permission

Proposal : Demolition of 3no existing dwellings and the erection of 7no dwelling houses of two storey with accommodation in the roof space. 11 car parking spaces are provided including 1no accessible space plus cycle and refuse storage.

Date Decision: 13.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04012/FUL
Location : 31B Woodmere Avenue
Croydon
CR0 7PG
Ward : **Shirley North**
Type: Full planning permission

Proposal : Conversion of existing dwelling into two new dwellings. Erection of single-storey rear extension following demolition of conservatory. Demolition of existing garage.

Date Decision: 30.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04024/HSE
Location : 70B Primrose Lane
Croydon
CR0 8YS
Ward : **Shirley North**
Type: Householder Application

Proposal : Garage conversion with insertion of fenestrations to front elevation with associated works

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04197/FUL

Ward : Shirley North

Location : 179 The Glade
Croydon
CR0 7UL

Type: Full planning permission

Proposal : Change of use from single residential dwellinghouse (C3) to HMO (C4)

Date Decision: 14.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04437/GPDO

Ward : Shirley North

Location : 56 Coleridge Road
Croydon
CR0 7BQ

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 2.75 metres and a maximum height of 3 metres

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04541/CAT

Ward : Shirley North

Location : Brock Villas
9A Orchard Rise
Croydon
CR0 7QZ

Type: Works to Trees in a
Conservation Area

Proposal : T1 (Ash) - Re-pollard

Date Decision: 08.12.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/04602/TRE
Location : 26 Orchard Way
Croydon
CR0 7NG

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

Proposal : T1 Leyland Cypress - Fell
(TPO 23, 1972)

Date Decision: 19.12.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04632/HSE
Location : 75 Orchard Avenue
Croydon
CR0 7NF

Ward : Shirley North
Type: Householder Application

Proposal : Provision of dropped kerb and vehicle crossover

Date Decision: 30.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04683/LP
Location : 185 Long Lane
Croydon
CR0 7TE

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

Proposal : Hip to gable roof extension, and rear roof extension (dormer)

Date Decision: 22.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03906/HSE
Location : 9 Shirley Church Road
Croydon
CR0 5EF

Ward : Shirley South
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Erection of a single-storey rear extension, external alterations and minor demolition works.

Date Decision: 05.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04213/HSE
Location : 12 Shirley Church Road
Croydon
CR0 5EE

Ward : Shirley South
Type: Householder Application

Proposal : Erection of two-storey side and part 1/2 storey rear extension following demolition of carport and garage.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04388/HSE
Location : 125 Devonshire Way
Croydon
CR0 8BY

Ward : Shirley South
Type: Householder Application

Proposal : Erection of two storey side extension and a rear dormer following demolition of existing garage. Erection of part 1/2 storey rear extension. Construction of rear patio area.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04419/HSE
Location : 114 Oak Avenue
Croydon
CR0 8EG

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 21.12.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04533/HSE
Location : 63 Links View Road
Croydon
CR0 8ND

Ward : Shirley South
Type: Householder Application

Proposal : Erection of single storey outbuilding following demolition of the existing outbuilding.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04540/LP
Location : 54 Oaks Road
Croydon
CR0 5HL

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

Proposal : Erection of two-storey rear extension. Erection of hip to gable and rear dormer. Erection of porch. Erection of 2 no. outbuildings.

Date Decision: 23.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04548/GPDO
Location : 54 Oaks Road
Croydon
CR0 5HL

Ward : Shirley South
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: 13.12.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04759/PDO

Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Shirley High School
Shirley Church Road
Croydon
CR0 5EF

Type: Observations on permitted development

Proposal : Removal of existing 12no antennas (height to top 20m) to be replaced with proposed 6no antennas (height to top 20m) Ancillary development thereto to include the removal of existing 3no Remote Radio Heads to be replaced with proposed 3no Remote Radio Heads.

Date Decision: 09.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/00192/FUL

Location : 5 Dornton Road
South Croydon
CR2 7DR

Ward : **South Croydon**

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a four storey building (including accommodation in the roof space) to provide 6 flats including associated amenity space, cycle and refuse storage and landscaping.

Date Decision: 21.12.22

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 21/04413/ADV

Location : Bus Shelter Opposite Harvey Court
248 Pampisford Road
South Croydon
CR2 6FF

Ward : **South Croydon**

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.12.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/02311/OUT

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Land And Garages Rear Of 7 To 11A Type: Outline planning permission
Avondale Road Fronting
Avon Path
South Croydon
CR2 6AX

Proposal : Demolition of existing garages and erection of a 4 storey building containing 6 x 3 bed and 3 x 2 bed apartments, 9 car parking spaces and 20 cycle spaces.

Date Decision: 14.12.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/03525/OUT Ward : **South Croydon**
Location : 20 Kingsdown Avenue Type: Outline planning permission
South Croydon
CR2 6QF

Proposal : Outline application (scale and layout only) for Demolition of existing dwelling and erection of 5 houses with associated car parking

Date Decision: 14.12.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/03605/CONR Ward : **South Croydon**
Location : Rear Of 18-20 Chelsham Road Type: Removal of Condition
South Croydon
CR2 6HY

Proposal : Variation of Condition 2 (Drawing Numbers) attached to permission 21/03151/FUL for Demolition of garage and erection of a pair of two storey semi-detached houses with associated refuse and cycle storage and reinstatement of raised kerb

Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03926/FUL Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 91 Selsdon Road Type: Full planning permission
South Croydon
CR2 6PZ

Proposal : Creation of 1x1bedroom residential unit; single storey rear extension; and associated alterations

Date Decision: 05.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04112/DISC Ward : **South Croydon**
Location : Land To Rear Of 23 And 25 Normanton Road Type: Discharge of Conditions
South Croydon
CR2 7AE

Proposal : Discharge of conditions 7 (Delivery and Servicing Plan), 10 (visibility splays), and 11 (EVCPs) in relation to planning permission 20/02352/FUL for Construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping, approved on 26.03.2021.

Date Decision: 08.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04196/DISC Ward : **South Croydon**
Location : 56 West Hill Type: Discharge of Conditions
South Croydon
CR2 0SA

Proposal : Discharge of conditions 5 (materials and details), 6 (biodiversity enhancement strategy), 7 (SuDS), and 8 (refuse stores) in relation to planning permission 20/04307/FUL for Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage, approved on 27.05.2022.

Date Decision: 12.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04326/HSE Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 27 Croham Valley Road
South Croydon
CR2 7JE

Type: Householder Application

Proposal : Erection of two-storey side extension with gable-end, single-storey front and rear extension following demolition of existing conservatory and garage. Erection of a detached garden shed.

Date Decision: 08.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04332/HSE
Location : 11 Birdhurst Avenue
South Croydon
CR2 7DX

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

Proposal : Replacement of existing shed by summerhouse

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04409/LP
Location : 9 High Beech
South Croydon
CR2 7QB

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

Proposal : Erection of single storey rear extension.

Date Decision: 15.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04410/DISC
Location : Laurel Court
7 South Park Hill Road
South Croydon
CR2 7DY

Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics) attached to permission 21/05536/FUL for Erection of a fourth storey to facilitate the creation of 2 flats

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04483/DISC

Ward : **South Croydon**

Location : 63, 65 & 67 South End
Croydon
CR0 1BF

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials), 4 (Parapet detailing), 5 (Extract Duct), 6 (Control of Odours), 8 (Cycle, Refuse, Insulation and Lighting) and 9 (Landscaping) attached to permission 19/05792/FUL for Erection of a four storey rear extension, alterations, roof extensions including hip to gable and installation of rooflights for conversion of 6 units to provide 9 units with associated bin and cycle stores.

Date Decision: 13.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04488/LP

Ward : **South Croydon**

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

Type: LDC (Proposed) Use edged

Proposal : Lawful development certificate for use of garage conversion for residential use.

Date Decision: 23.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04565/DISC

Ward : **South Croydon**

Location : 270 Selsdon Road
South Croydon
CR2 7AA

Type: Discharge of Conditions

Proposal : Partial discharge of Condition 4 (Materials) 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.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 05.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/04567/PA8	Ward :	South Croydon
Location :	Land North Of Sussex Road South Croydon CR2 7DA	Type:	Telecommunications Code System operator

Proposal : The development of a new dedicated fenced compound with a Radio Equipment Building, Sub-station, and distribution cabinet.

Date Decision: 16.12.22

Approved

Level: Delegated Business Meeting

Ref. No. :	22/04707/DISC	Ward :	South Croydon
Location :	Laurel Court 7 South Park Hill Road South Croydon CR2 7DY	Type:	Discharge of Conditions

Proposal : Discharge of condition 4 (Tree Reports) attached to permission 21/05536/FUL for Erection of a fourth storey to facilitate the creation of 2 flats

Date Decision: 22.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/03743/FUL	Ward :	South Norwood
Location :	Becton Court 284 Holmesdale Road South Norwood London SE25 6HS	Type:	Full planning permission

Proposal : Erection of one additional storey to provide 3no. self-contained flats, alterations to facades of existing building comprising new rendering and zinc frame.

Date Decision: 13.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/03985/FUL **Ward : South Norwood**
Location : Sainsburys Supermarket Type: Full planning permission
120 Whitehorse Lane
South Norwood
London
SE25 6XB

Proposal : Installation of roof top mechanical plant equipment and RIHC plant to service area with associated works.

Date Decision: 14.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04017/FUL **Ward : South Norwood**
Location : Land To The Rear Of 16 Lancaster Road Type: Full planning permission
South Norwood
London
SE25 4AQ

Proposal : Erection of 2 x 2 bedroom dwellings with associated refuse and cycle storage and formation of vehicular access.

Date Decision: 13.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04473/LE **Ward : South Norwood**
Location : 18 Eldon Park Type: LDC (Existing) Use edged
South Norwood
London
SE25 4JQ

Proposal : Use of the property as a HMO (C4 use)

Date Decision: 15.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04585/LP **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 41 Charnwood Road
South Norwood
London
SE25 6NT
Type: LDC (Proposed) Operations
edged

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

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04851/PDO
Location : Adjacent 250 Holmesdale Road
South Norwood
London
SE25 6HX
Ward : **South Norwood**
Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04853/PDO
Location : O/S 35B Sangley Road
South Norwood
London
SE25 6QT
Ward : **South Norwood**
Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04857/PDO
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : O/S 30A Clifton Road
(Fronting Bungalow Road)
South Norwood
London
SE25 6NJ

Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04887/LP

Location : 6A Lancaster Road
South Norwood
London
SE25 4AQ

Ward : South Norwood

Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding in rear garden.

Landscaping to front and rear gardens

Date Decision: 14.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03143/DISC

Location : 6-7 Beulah Crescent
Thornton Heath
CR7 8JL

Ward : Thornton Heath

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (hard and soft landscaping, boundary treatments) and Condition 5 (childrens play space) attached to permission 20/01644/FUL for 'Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping.'

Date Decision: 15.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03149/HSE
Location : 86 Camden Gardens
Thornton Heath
CR7 8AY

Ward : Thornton Heath
Type: Householder Application

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

Date Decision: 05.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/03740/DISC
Location : 6-7 Beulah Crescent
Thornton Heath
CR7 8JL

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (external materials) attached to permission 20/01644/FUL for 'Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping.'

Date Decision: 15.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/03891/FUL
Location : 7 Foulsham Road
Thornton Heath
CR7 8LQ

Ward : Thornton Heath
Type: Full planning permission

Proposal : Change of use of single dwelling (Use Class C3) to a small HMO for 5 people (Use Class C4).

Date Decision: 07.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04101/DISC
Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 127D Beulah Road
Thornton Heath
CR7 8JJ
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (external materials), Condition 4 (refuse storage), Condition 5 (cycle storage) and Condition 6 (SuDS) attached to permission 21/01058/GPDO for 'Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class M'.

Date Decision: 05.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04316/LP
Location : 24 Wharnccliffe Gardens
South Norwood
London
SE25 6DQ
Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer including installaion of three rooflights on front roof slope, erection of ground floor rear extension and an outbuilding in rear garden

Date Decision: 09.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04317/LP
Location : 96 Livingstone Road
Thornton Heath
CR7 8JU
Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Change of use from a house of multiple occupation (Use Class C4) to a childrens home (Use Class C3(b)) for 3 young people and 2 staff/carers

Date Decision: 08.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04425/HSE
Location : 3 Norbury Road
Thornton Heath
CR7 8JP
Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04426/LP
Location : 14 Wharncliffe Gardens
South Norwood
London
SE25 6DQ
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension, installation of rear waste pipe to rear of main roofslope and installation of three (3) rooflights into the front roofslope.

Date Decision: 14.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04496/LP
Location : 24 Sandfield Road
Thornton Heath
CR7 8AU
Ward : Thornton Heath
Type: LDC (Proposed) Use edged

Proposal : Use of ground floor flat for Class C3(b) or Class C3(c) purposes for up to five occupiers

Date Decision: 15.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04644/PA8
Location : O/S Crown Building
72 High Street
Thornton Heath
CR7 8YY
Ward : Thornton Heath
Type: Telecommunications Code
System operator

Proposal : Proposed Telecommunications installation of 20m pole inc. antennas, ground based apparatus and ancillary development

Date Decision: 21.12.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04652/GPDO
Location : 52 Zion Road
Thornton Heath
CR7 8RG

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

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

Date Decision: 22.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04785/DISC
Location : Land R/O 19 Burlington Road
Thornton Heath
CR7 8PG

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials) and 15 (Biodiversity Method Statement) attached to planning permission 19/03621/FUL for the demolition of existing garage buildings and the erection of a residential terrace comprising 4 x 2 storey, 3 bedroom dwellings and 2 x 2 storey 2 bedroom flats with associated amenity space, parking and landscaping.

Date Decision: 23.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04844/PDO
Location : O/S 9 Buller Road
Thornton Heath
CR7 8QX

Ward : Thornton Heath
Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 22/04846/PDO
Location : O/S 139 Mersham Road
Thornton Heath
CR7 8NT

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04848/PDO
Location : O/S 161 Livingstone Road
Thornton Heath
CR7 8JZ

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04849/PDO
Location : O/S 65 Woodville Road
Thornton Heath
CR7 8LN

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04850/PDO
Location : O/S 105 Ross Road
South Norwood
London
SE25 6TW

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 16.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04852/PDO

Ward : Thornton Heath

Location : O/S 30 Westbrook Road
Thornton Heath
CR7 8PS

Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column
with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04855/PDO

Ward : Thornton Heath

Location : O/S 51A - 51D Moffat Road
(Fronting Speke Road)
Thornton Heath
CR7 8PY

Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column
with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04976/LP

Ward : Thornton Heath

Location : 56 Parchmore Road
Thornton Heath
CR7 8LW

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer. Installation of front and rear facing rooflights.

Date Decision: 20.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Ref. No. : 21/05719/FUL **Ward : Waddon**
Location : Woodall Court **Type: Full planning permission**
7 Whitestone Way
Croydon
CR0 4WG
Proposal : Replacement of existing render on part of the existing building
Date Decision: 09.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01107/FUL **Ward : Waddon**
Location : 8 Mill Lane Trading Estate **Type: Full planning permission**
Mill Lane
Croydon
CR0 4AA
Proposal : Demolition of existing industrial building, erection of security fencing and proposed outdoor storage (Use Class B8)
Date Decision: 09.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01412/OUT **Ward : Waddon**
Location : 130 - 132 Epsom Road **Type: Outline planning permission**
Croydon
CR0 4PY
Proposal : Outline application for change of use from vehicle hire (Sui Generis) and formation of six dwellinghouses (C3) with associated bicycle and refuse storage
Date Decision: 12.12.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 22/03917/ADV **Ward : Waddon**
Location : 330 Purley Way **Type: Consent to display**
Croydon **advertisements**
CR0 4XJ
Proposal : 4no. building mounted casement signs and 6no. vinyl signs to trolley bays
Date Decision: 16.12.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/03922/FUL **Ward : Waddon**
Location : 330 Purley Way **Type: Full planning permission**
Croydon
CR0 4XJ

Proposal : Installation of trolley bay.

Date Decision: 16.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04345/DISC **Ward : Waddon**
Location : 2 Barham Road **Type: Discharge of Conditions**
South Croydon
CR2 6LD

Proposal : Discharge of Condition 18 (Playspace) and Condition 19 (Landscaping) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 06.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04390/HSE **Ward : Waddon**
Location : 22 Cosedge Crescent **Type: Householder Application**
Croydon
CR0 4DN

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

Date Decision: 15.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04570/GPDO **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 65 Stafford Road
Croydon
CR0 4NJ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 3 metres

Date Decision: 22.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04827/HSE
Location : 75 The Ridgeway
Croydon
CR0 4AH
Ward : **Waddon**
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04858/PDO
Location : O/S 5 Price Road
Croydon
CR0 4DB
Ward : **Waddon**
Type: Observations on permitted
development

Proposal : Erection of 4G Small Cell Radio Base station mounted to existing street lighting column with fibre and power connectivity at low level.

Date Decision: 19.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/02495/LP
Location : 1 Love Lane
South Norwood
London
SE25 4NG
Ward : **Woodside**
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Conversion of loft to habitable space, erection of rear dormer and installation of 2x front rooflights. Erection of ground floor rear extension.

Date Decision: 09.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04049/HSE
Location : 66 Westgate Road
South Norwood
London
SE25 4LZ

Ward : Woodside
Type: Householder Application

Proposal : Erection of single storey side infill extension and rear dormer loft extension. Removal of roof terrace railing and rear door, installation of one rooflight to the front roofslope.

Date Decision: 13.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04123/HSE
Location : 545 Davidson Road
Croydon
CR0 6DT

Ward : Woodside
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 07.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04140/GPDO
Location : Land Rear Of 18 Portland Road
South Norwood
London
SE25 4PF

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

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

Date Decision: 05.12.22

(Approval) refused

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Level: Delegated Business Meeting

Ref. No. : 22/04208/LP
Location : 71 Watcombe Road
South Norwood
London
SE25 4XA

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey side/rear extension.

Date Decision: 05.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04228/DISC
Location : Development Site Former Site Of Queens Arms
40 Portland Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge Conditions 5 (Waste Management), 6 (Cycle Storage) and 14 (Flood Risk & Drainage) attached to Planning Permission ref. 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)'

Date Decision: 06.12.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/04277/DISC
Location : Development Site Former Site Of Queens Arms
40 Portland Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge Condition 15 (Delivery and Servicing) attached to Planning Permission ref. 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)'

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 07.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04312/HSE
Location : 10 Belmont Road
South Norwood
London
SE25 4QF

Ward : Woodside
Type: Householder Application

Proposal : Erection of single-storey rear extension. Erection of rear dormer with installation of rooflight to the front slope.

Date Decision: 15.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04443/GPDO
Location : 530 Davidson Road
Croydon
CR0 6DH

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

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.6 metres

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04449/LP
Location : 43 Birchanger Road
South Norwood
London
SE25 5BA

Ward : Woodside
Type: LDC (Proposed) Operations
edged

Proposal : Erection of outbuilding in the rear garden

Date Decision: 16.12.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04509/LE
Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 9 Birchanger Road
South Norwood
London
SE25 5BA

Type: LDC (Existing) Operations
edged

Proposal : Lawful development certificate for existing dormer roof extensions to the house

Date Decision: 21.12.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/04518/HSE
Location : 14 Notson Road
South Norwood
London
SE25 4JZ

Ward : **Woodside**
Type: Householder Application

Proposal : Erection of single storey rear extension. Upgrading of windows.

Date Decision: 08.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04537/DISC
Location : Development Site Former Site Of Queens
Arms
40 Portland Road
South Norwood
London

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

Proposal : Discharge Condition 13 (Lighting) attached to Planning Permission ref. 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self- contained flats; provision of cycle and refuse storage (integrated communal roof garden)'

Date Decision: 08.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04582/HSE
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 14 Notson Road
South Norwood
London
SE25 4JZ
Type: Householder Application

Proposal : Erection of rear dormer with front facing rooflight, erection of garden outbuilding, floor plan redesign and alterations.

Date Decision: 22.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04637/HSE
Location : 5 Notson Road
South Norwood
London
SE25 4JZ
Ward : **Woodside**
Type: Householder Application

Proposal : Conversion of loft to habitable space, raising of ridge height, erection of rear dormer with installation of Juliet balcony and 3 velux windows in the front roof slope.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04645/PA8
Location : O/S Portland Medical Centre
184 Portland Road
South Norwood
London
SE25 4QB
Ward : **Woodside**
Type: Telecommunications Code
System operator

Proposal : Installation of 17m pole inc. antennas, ground based apparatus and ancillary development

Date Decision: 21.12.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04693/HSE
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 27 Brooklyn Road
South Norwood
London
SE25 4NH
Type: Householder Application

Proposal : Conversion of loft to habitable space, erection of rear dormer with installation of front facing velux window. Erection of single storey rear extension.

Date Decision: 30.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04713/NMA
Location : 26 Rees Gardens
Croydon
CR0 6HR
Ward : **Woodside**
Type: Non-material amendment

Proposal : Non-material amendment (hip to gable, L-shaped rear dormer extension, 2x rooflights in front roofslope, 3x windows in side elevation, increased height of single-storey rear extension) linked to planning application 22/01876/HSE for Alterations, erection of single-storey rear extension and provision of additional windows in side elevation

Date Decision: 05.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04728/DISC
Location : Development Site At 113 - 121 Portland Road
South Norwood
London
SE25 4UN
Ward : **Woodside**
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Remediation Strategy and Validation Report) attached to permission 16/05299/FUL for 'Alterations ; Alterations to shopfront. erection of second floor extension and ground, first and second floor rear extension with basement to provide 5 three bedroom 5 two bedroom and 4 one bedroom flats ; part demolition to rear; provision of associated parking ; provision of associated refuse and cycle storage.'

Date Decision: 22.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04762/LP
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 23 Aylett Road
South Norwood
London
SE25 4JY
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear of main roofslope, erection of new single storey rear extension (following demolition of existing) and alterations to the chimney.

Date Decision: 23.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02085/FUL
Location : 8A Dunheved Road North
Thornton Heath
CR7 6AH
Ward : West Thornton
Type: Full planning permission

Proposal : Erection of a pair of semi-detached dwellings and provision of associated parking, landscaping, and refuse store.

Date Decision: 05.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02442/FUL
Location : Saints And Sinners
482 London Road
Croydon
CR0 2SS
Ward : West Thornton
Type: Full planning permission

Proposal : Retention of public house at ground floor level. Demolition of existing rear projections and removal of roof. Erection of rear extensions and two additional storeys (5 storeys overall) to provide 3 x 2 bedroom flats, 3 x 1 bedroom flats at first, second and third floor levels and two studio units within the mansard roof space with associated amenity space, cycle storage and refuse.

Date Decision: 19.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04240/FUL
Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 54A Thornton Road
Thornton Heath
CR7 6BA
Type: Full planning permission

Proposal : Erection of three 3 storey front and single storey side extension to existing dwelling and conversion of the building to provide 6 flats together with parking, bin and bike storage and landscaping

Date Decision: 05.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04245/HSE
Location : 25 And 27 Whitehall Road
Thornton Heath
CR7 6AF
Ward : **West Thornton**
Type: Householder Application

Proposal : Alterations, erection of first floor rear extension to 25 and 27 Whitehall Road

Date Decision: 21.12.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/04246/DISC
Location : 9 Willett Place
Thornton Heath
CR7 6AA
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping) and condition 5 (part 1 - refuse store & part 2 - cycle storage for ten cycles) attached to planning permission 18/06123/FUL for the Erection of part-four/part-five storey building to provide 8 x one bed and 1 x two bed flats with associated play space, refuse and cycle stores.

Date Decision: 07.12.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/04303/GPDO
Location : 94 Galpins Road
Thornton Heath
CR7 6ED
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger House Extns

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

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04379/LP

Ward : West Thornton

Location : 21 Aurelia Gardens
Croydon
CR0 3BD

Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing single storey rear extension and erection of new single storey rear extension

Date Decision: 16.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04381/GPDO

Ward : West Thornton

Location : 58 Tankerton Terrace
Mitcham Road
Croydon
CR0 3HL

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metre with a maximum height of 3 metres

Date Decision: 07.12.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/04453/DISC

Ward : West Thornton

Location : Land Development Site
791 London Road
Thornton Heath
CR7 6AW

Type: Discharge of Conditions

Proposal : Discharge of Condition 21 (Public Art) attached to permission 19/01563/FUL for 'Demolition of existing buildings, erection of part three / part four storey building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17 flats with rear rooftop amenity area at third floor, povision of associated bin storage, and cycle storage'.

Date Decision: 21.12.22

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : 83 Headcorn Road
Thornton Heath
CR7 6JS
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear single storey extension, (following demolition of existing), roof extension to rear of main roofslope and installation of two (2) roof lights in the front roofslope.

Date Decision: 22.12.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04679/HSE
Location : 2 Marden Road
Croydon
CR0 3ET
Ward : **West Thornton**
Type: Householder Application

Proposal : Alterations, demolition of garage and erection of single-storey front/side/rear extension

Date Decision: 19.12.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05006/PDO
Location : Telephone Exchange
147 Brigstock Road
Thornton Heath
CR7 7JN
Ward : **West Thornton**
Type: Observations on permitted
development

Proposal : The removal of 1 x NR34 AZQL RUUU and installation of 1 x AECQ 32T32R MIMO, replaced of existing tripod. Removal of 1 x NR34 RRU, relocation of 1 x existing Commscope RRZZT4S4-65B-R6, relocation of 3 x RRUs and installation of 1 x new AECQ 32T32R MIMO, removal of 1 x NR34 AZQL RUUU and installation of 1 x AECQ 32T32R MIMO, installation of a new demarcation chain and ancillary works to include cabinet works.

Date Decision: 29.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/05080/NMA
Location : Land Rear Of 1 - 3 Mayfield Crescent
Thornton Heath
CR7 6DH
Ward : **West Thornton**
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Proposal : Non-material amendment to application reference 18/00253/FUL for 'Demolition of garage; erection of 2-bed detached dwelling and associated works' to alter relevant condition wording by removing pre-commencement trigger requirements.

Date Decision: 22.12.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/03982/AUT **Ward : Out Of Borough**
Location : Land Adjacent To Unit 8 Stirling Way Stirling Type: Consultation from Adjoining
Way Beddington Authority
CR0 4XN

Proposal : Consultation from London Borough of Sutton:
Erection of a building for purposes falling within Class E (ii) (research and development), Class E (iii) (Light Industrial) and Class B8 (Storage and Distribution) together with 4 car parking spaces, EV charging points and bays and cycle parking, new permeable block paving to front, alterations to existing palisade security fence with new gates to west boundary and altered vehicular access.

Date Decision: 23.12.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 22/04268/AUT **Ward : Out Of Borough**
Location : 49 Hillcrest Road Type: Consultation from Adjoining
Purley Authority
CR8 2JF

Proposal : Erection of a two storey side extension with rear dormer and rooflights and a single storey rear and front extension (Adjoining Borough Consultation from London Borough of Sutton)

Date Decision: 09.12.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 22/04859/AUT **Ward : Out Of Borough**

Decisions (Ward Order) since last Planning Control Meeting as at: 3rd January 2023

Location : Land To The Rear Of 239-241 Woodmansterne Road, London, SW16
Type: Consultation from Adjoining Authority

Proposal : Outline planning permission (with Appearance, Layout and Scale matters reserved) in relation to the demolition of existing 2 garages and erection of 2 x one-bed dwellinghouses with amenity spaces, refuse and cycle storages and entrance accessed via Woodmansterne Road - Consultation from London Borough Of Lambeth (Reference No.: 22/03606/OUT).

Date Decision: 08.12.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04879/AUT
Location : Land West Of 57A Croydon Road Beddington Croydon CR0 4WQ
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Installation of a three storey pre-fab modular car park for vehicle storage - Consultation From London Borough Of Sutton (Reference No. DM2022/01276)

Date Decision: 22.12.22

Objection

Level: Delegated Business Meeting

Ref. No. : 22/04913/AUT
Location : Bethlem Royal Hospital Monks Orchard Road Beckenham BR3 3BX
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Elevational alterations to Furniture Store (building 28A) including replacement windows and brick infilling, construction of access ramp, installation of plant and condensers and conversion of existing building from store to food preparation and cold storage area (Consultation from London Borough of Bromley)

Date Decision: 15.12.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting