

# 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, 15 December 2022** at **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

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 7 December 2022

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

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

The agenda papers for all Council meetings are available on the Council website  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

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

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

**3. Disclosure of Interest**

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

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

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

**5. Development presentations (Pages 13 - 14)**

To receive the following presentations on a proposed development:

**5.1 21/06269/PRE - Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA (Pages 15 - 40)**

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

Ward: Addiscombe West

**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 41 - 42)**

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

**7.1 Weekly Planning Decisions (Pages 43 - 94)**

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 21 November 2022 and 2 December 2022.

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

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

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

## Planning Committee

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**

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

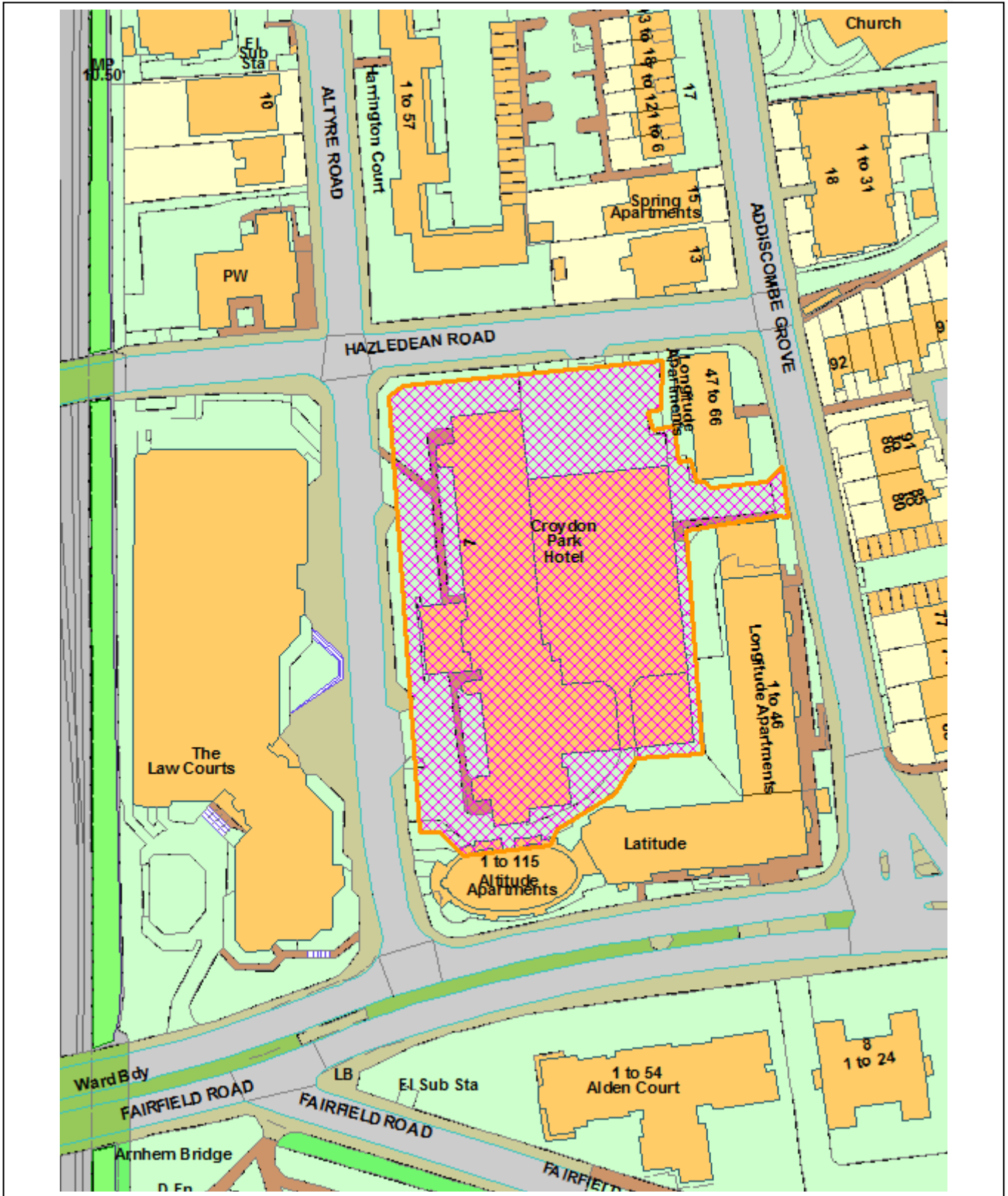
#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## 1. DETAILS OF THE DEVELOPMENT

Ref: 21/06269/PRE  
Location: Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA  
Ward: Addiscombe West  
Description: To demolish the existing buildings and erect a development to provide approximately 450 residential units (Use Class C3, as build to rent), internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and works.  
Applicant: Amro Flemyn Croydon Limited  
Agent: Newsteer Real Estate Advisers  
Case Officer: Georgina Betts

## 2. PROCEDURAL NOTE

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

## 3. EXECUTIVE SUMMARY

- 3.1 The scheme has so far been developed through a number of pre-application meetings with officers. It was considered by the Place Review Panel (PRP) on 20<sup>th</sup> October 2022 and their views are covered in section 5.
- 3.2 Discussions so far have focused on the principle of the development, the scale/height/massing, the design approach, impact on the streetscape and the adjacent conservation area and heritage assets (including non-designated), impact on the skyline from longer range views, impacts on neighbouring buildings (in terms of

light/outlook/privacy etc.), transportation matters, and discussions are ongoing in relation to affordable housing provision.

3.3 Due to its height the proposed development is referable to the Greater London Authority (GLA). The applicants have had pre-application discussions with officers of the GLA on the 28<sup>th</sup> October 2022 (with the LBC case officer in attendance) but the written response has not been received at the time of writing this report.

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

#### 4. SITE BRIEFING

- The existing site currently houses a large purpose-built hotel covering. Croydon Park Hotel opened in 1984 and was previously operated under an international hotel brand, which in recent years the hotel has closed and become disused and dilapidated. The building comprises of two sections, the primary accommodation block is constructed over ground and five upper floors. A further block is built over two floors comprising of both front and back of house facilities.
- A public car park is provided partially at ground level and within the basement of the existing Hotel, providing 87 parking bays.
- The site is located approximately 200m south of East Croydon Station, on the south-eastern corner of Altyre Road and Hazledean Road. The site forms part of an existing perimeter block with the site directly to the south occupied by Altitude 25, a 25 storey residential tower, with lower elements to the east.
- The remaining edges to the block are formed by linear buildings ranging from 9-4 storeys.
- The surrounding streets are predominantly residential buildings of 4-2 storeys, with Croydon Crown Court located directly opposite the Hotel on Altyre Road and the large Park Hill Park to the south off Barclay Road.



Image 1: aerial photograph

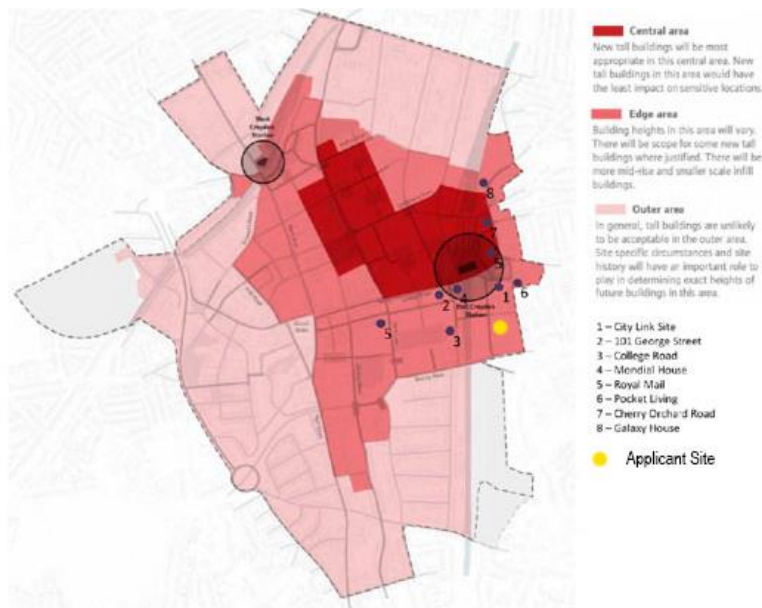
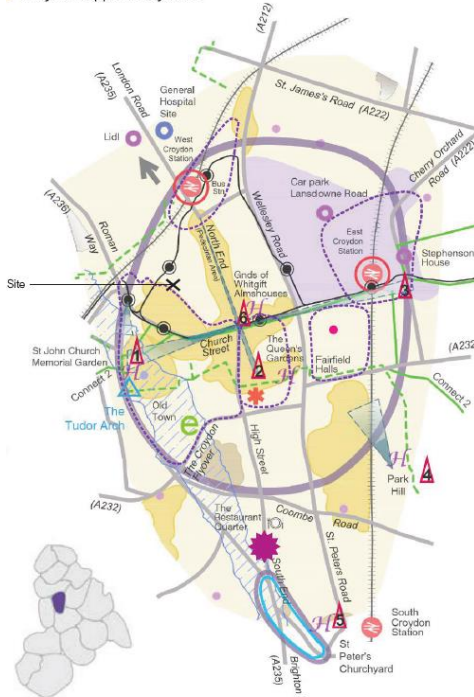


Images 2 and 3: birds eye views of the existing building

### Designations

- The site is located within the Croydon Opportunity Area (so policy DM38 applies) and within the 'Edge Area' for tall buildings (See Images 4 and 5: Extracts from Croydon Local Plan 2018).
- The site has excellent Public Transport Accessibility (PTAL 6B), being in close proximity to East Croydon Station and numerous bus and tram links.
- The site in totality, is at a 1 in 100 year and a 1 in 1,000 year risk of surface water flooding and is at risk of ground water flooding.

Croydon Opportunity Area



Images 4 and 5: Extracts from Croydon Local Plan 2018



- All the roads around the site are within the Central Croydon Controlled Parking Zone.
- The site is not subject to a Tree Preservation Order although there are a number of established trees towards to the northern boundary.
- The site lies near to the Chatsworth Road Conservation Area (approximately 74m to the south of the site) and the NLA Tower which is a locally listed building (approximately 127m to the north of the site).

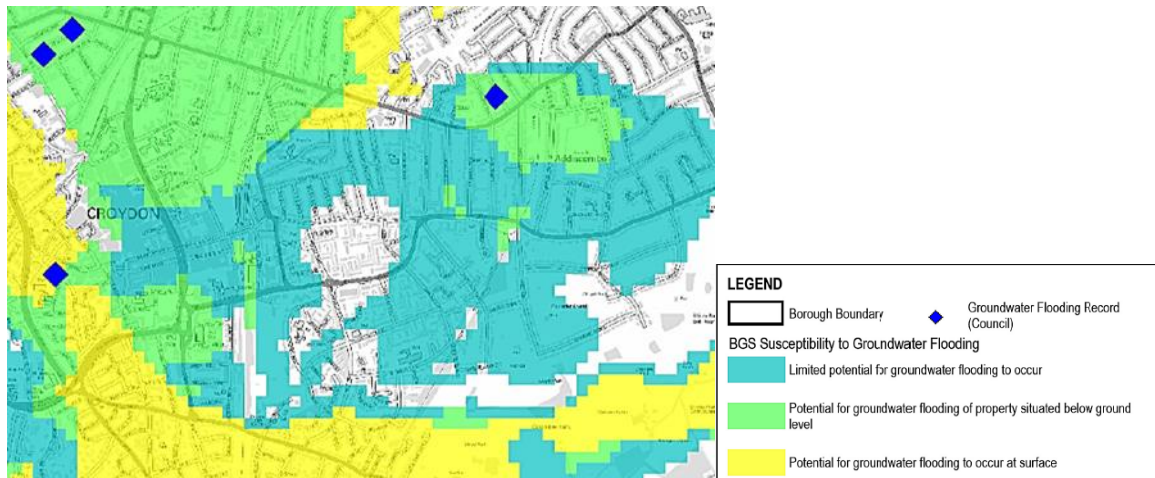


Image 6: Ground water Flood Map

### Surrounding Area

- The surrounding area contains a wide variety of building types and scale, within the central cluster a number of tall buildings are either under construction or benefit from planning permission. Those either under construction or with planning permission range in height up to 49 storey (College Tower).

### **Relevant Planning History**

22/04535/ENVS	Not required	Environmental Impact Assessment (EIA) Screening Opinion Request for the demolish all structures on site and construct two new buildings (linked by basement and ground floor) with the tallest building up to a maximum 43 storeys. The Proposed Development will provide: Up to approximately 500 residential build-to-rent (BTR) dwellings within three building blocks, Accessible parking spaces incorporating active or passive EV charging, Bicycle parking facilities and new landscaping and publicly accessible formal and informal play space, new tree planting and quality hard landscape areas at ground floor level.
21/06269/PRE		To demolish the existing buildings. To erect buildings to provide approximately 550 residential units, internal and external amenity space, together with associated wheelchair accessible vehicle parking, cycle parking, landscaping, play areas and associated works.
97/01367/P	PG	Alterations; erection of two single storey ground floor extensions to include installation of rotary and automatic doors

Erection of five/six/seven storey hotel extension comprising 115 bedrooms, syndicate and function rooms and additional underground parking for 37 cars; erection of 2/3 storey and 4 storey buildings comprising 1 two bedroom, 13 one bedroom and 24 studio flats with underground parking for 45 cars

**Proposal**

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

- Demolition of the existing building.
- Erection of a building linked at ground/first floor, divided into two distinct elements:
  - Part 10, 12, 38 and 39 storey building, with the tallest element to the north-western corner.
  - A 9 storey linear building (with recessed top floor) fronting onto Altyre Road.
- Provision of (circa) 450 flats (Use Class C3, as Build to Rent).
- 43 basement car parking spaces, 14 blue badge spaces accessed from the existing basement crossover.
- Provisions of 718 cycle parking spaces and refuse storage at basement level.
- Communal outdoor amenity space within the courtyard and on rooftops.
- Indoor communal space.

4.2 The current unit mix comprises:

<b>Occupancy</b>	<b>Units</b>	<b>% Mix</b>
1 bedroom	210	49%
2 bedroom	148	34%
3 bedroom	72	17%
Total units	430	100%



*Image 7: current visual from Barclay Road*





*Image 8: current visual, north of Altyre Road*

## 5. PLACE REVIEW PANEL FEEDBACK

5.1 An earlier iteration of the scheme was presented to the Council's Place Review Panel on 20<sup>th</sup> October 2022, see images and plans below. Note the scheme will be taken back for a second PRP in the New Year.



*Image 9: Previous iteration presented to PRP*

### 5.2 Strategy and Design Principles

- The Panel noted that as the Fairfield scheme had a resolution to grant but is not consented, it should not form part of the emerging context.
- The Panel commented on a need to concentrate on the fundamentals and principles as the level of resolution and detail in the façade outstrips the acceptability of other decisions that have been made.
- The Panel struggled to see the relationship with the Victorian character, stating that it seemed abstract, particularly from the Queen's Garden view.

- The Panel commended the commitment to net zero but noted that this has to be better defined and detailed at the next PRP.

### 5.3 Heritage

- The Panel were concerned that the heritage and townscape impacts do not seem appropriately assessed given how far everything else has progressed. They noted that there must be a proper photo montage and verified views showing seasonal and diurnal changes.
- The Panel commented that it is not just views that are important, but also the kinetic pedestrian experience, particularly in the Chatsworth Road Conservation Area.
- The Panel noted that guidance from Historic England would further inform what is required for a TVIA.

### 5.4 Massing

- The Panel's main concern is that the scheme is too high. The Panel noted the site's policy designation as an "Edge" location and guidance from Policy DM15 in Croydon's Local Plan. The site is outside of the central zone for tall buildings where the cluster should be a key focus. The Panel commented that the scheme's height does not make an appropriate transition to the low level residential nearby and would create wind problems. A 31-storey tower height would be more appropriate.
- The Panel noted that the mansion block should be a maximum of 9 storeys (8 storeys and setback) and set back more than 10m from the edge of Altitude 25 as 8 to 9m is far too close.
- Notwithstanding comments above, the Panel stated that should the height be acceptable, a higher tower and lower mansion block would be preferred and would give back to the street in a more positive way.
- The Panel were concerned about the width of the tower from certain views. It will appear particularly wide in diagonal views (South East and North West)
- The Panel commented that the footprint is not very efficient as it would naturally get smaller if larger units are removed from the tower and put into the mansion block instead.
- The Panel discussed how the tower grounds on Hazledean Road. It was recommended that the Applicant explore using a lower plinth on this edge to create a better relationship to the surrounding buildings.

### 5.5 Site Layout

- The Panel recommend providing some bike storage on the ground floor to encourage walking and cycling and for convenience. They also discussed the access to the basement cycle store and how this could be improved. Bicycles should not need to come up through the main lift or lobby.
- The Panel encourage providing extra amenity space on the roof of the mansion block, such as a café as there will be over 1,000 residents on this site.

### 5.6 Landscape & Public Realm

- The Panel commented that the ground floor amenity space needs better articulation and does not seem to create a positive street environment. The Applicant is encouraged to provide a more public offer, potentially something that integrates more with the cultural quarter.
- The Panel suggested taking a closer look at the ground floor experience as a pedestrian and improvements to the public realm, including the connection and existing crossing to Park Hill Park. The Panel asked if there was opportunity to upgrade the crossing point to Park Hill to improve this link.

- The Applicant should consider whether all play should be provided on site given the green route and connection to the park.
- The Panel also noted that all weather spaces are important and that covered social spaces should be provided in the courtyard.

### 5.7 Design

- The Panel noted the lack of dual aspect flats and encouraged increasing the proportion of dual aspect in the mansion block, which could be done if new cores are introduced. The Panel noted that whilst there are single aspect homes on the lower level of the mansion block, it is good to have duplexes at the ground floor level facing the street.
- The Panel suggested that some family units be redistributed into the mansion block.
- The Panel believe that it is difficult to justify not providing private amenity and balconies, especially at the lower levels and in the mansion block. Providing these would create a more sociable and community feel and the improve the experience of fresh air for all the family.
- The Panel stressed the importance of every tower core having natural light.
- The Applicant should consider revisiting the composition of the three forms with only the canopy linking them at ground floor. The Panel suggest introducing what is done at the top and overlaying the lower level.
- The Panel were not convinced at how the chamfered corners would translate externally despite the cut-off corner. The Panel recommend more testing to define the forms better.
- The Panel suggested considering whether the entrance should have another function that is more public.
- The panel suggested pulling the 7-storey tower down to ground level to terminate this elevation providing some relief to the bulk and massing. This could also have benefits in terms of wind mitigation.
- The Panel stated that the entrance of the mansion block was not shown and needs resolution.

### 5.8 Affordable Housing

- The Panel acknowledged the perceived difficulty in providing affordable housing above 15% given the market and viability assessment, however it is important that the development is design-led rather than profit-led. Generally, it was felt that the offer needs to substantially increase.

### 5.9 Architectural Expression

- The Panel acknowledged the reference to the Seifert building (No. 1 Croydon); however, that is a mass concrete building. The scheme proposes a white unitised system, which would result in staining around the joints. The Panel recommend considering different materials.
- The Panel noted that the material tone contrast is too stark.
- The Panel commented that the entrance on the corner becomes very formal with its art deco style and suggest introducing a bit of looseness at the top crown area.
- The Panel recommend embracing the opportunity and challenge of making the cluster (this site, 101 George Street, and College Tower) work together.

### Summary

- 5.10 The Panel are very concerned with the tower's height and width and the lack of private amenity, as well as the mansion block's height and distance from Altitude 25. There is a lot of potential for connections with the cluster and with the public realm, making the scheme attractive for over 1,000 people. The Panel encourage the Applicant to think



more about the users of the building and the sense of community and shared amenity spaces. A summary of comments and key recommendations are given below:

- The Panel noted the need to revisit the principles that guide the design and massing with sufficient assessment of the environmental and townscape impacts.
- Specific commitments to energy need to be detailed with specification.
- More external private balcony space for fresh air and sitting out for residents.
- The Panel strongly recommend lowering the height of the tower due to its “Edge” location by 10 storeys and of the mansion block to a maximum of 9 storeys considering the 9-storey flank of Altitude 25.
- The Panel strongly advocate for significantly increasing the proportion of dual aspect units and the redistribution of some family units into the mansion block.
- The Panel recommend revisiting the form and function of the corner entrance area to be more public and sociable.
- Natural daylight to the tower core and all cores is vital and essential.
- The Panel emphasised the need to have some bike storage on the ground floor.
- The Panel advised that improvements to the public realm would enhance the pedestrian experience.

5.11 Further to the feedback from PRP, a number of amendments have been made, the key moves being identified below:

- Change in the footprint of the towers to allow for double form as opposed to the tripartite tower.
- Overall tower height increased from 31, 36 and 38 storeys to 38 and 39 storeys.
- Design, articulation and material amendments
- Increase in the height of the shoulder from 7 to 12 storeys.
- Linear block reduced to 9 storeys, including a set back at the 9th floor.
- Relocation of family units into the lower shoulder and linear buildings.
- Incorporation of external private amenity space to the linear building flats.
- Incorporation of a second core into the linear building, allowing more dual aspect flats.
- Affordable housing confirmed as 20%, which is an uplift from the initial offer of 15%
- Additional landscaping details provided
- Additional details in respect of the type, nature and use of the communal areas.



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

## 6. SUMMARY OF MATTERS FOR CONSIDERATION

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

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

### **Principle of Development**

#### Loss of Hotel

6.3 There is no policy that would seek to protect existing hotel uses within the Croydon Metropolitan Centre.

#### Loss of Car Park

6.4 Part of the site is currently occupied by a Public Car Park. Policy SP8 of the Croydon Local Plan 2018 states that land used for public transport and land required to facilitate future transport operations will be safeguarded unless alternative facilities are provided to enable existing transport operations to be maintained. The applicant has undertaken a parking stress survey (outside of school holidays and formal industrial action) which demonstrates that the loss of the public car park would not result in an unacceptable loss of parking spaces across the Croydon Metropolitan Centre. The surveys have been reviewed by Officers and by colleagues within the Transport Planning Team and appear acceptable at this stage.

#### Residential Development

6.5 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year.

6.6 The scheme is for Use Class C3 residential, provided as 'Build to Rent'. Policy H11 of the London Plan 2021 covers this form of housing, listing criteria that must be met for proposals to qualify as build to rent. Given the early stage of the proposals, Officers are yet to discuss these matters with the developer, but in order to be policy compliant, the following criteria must be met:

- 1) the development, or block or phase within the development, has at least 50 units
- 2) the homes are held as Build to Rent under a covenant for at least 15 years
- 3) a clawback mechanism is in place that ensures there is no financial incentive to break the covenant
- 4) all the units are self-contained and let separately
- 5) there is unified ownership and unified management of the private and Discount Market Rent elements of the scheme
- 6) longer tenancies (three years or more) are available to all tenants. These should have break clauses for renters, which allow the tenant to end the tenancy with a month's notice any time after the first six months

- 7) the scheme offers rent and service charge certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked
- 8) there is on-site management. This does not necessarily mean full-time dedicated on-site staff, but that all schemes need to have systems for prompt resolution of issues and some daily on-site presence
- 9) providers have a complaints procedure in place and are a member of a recognised ombudsman scheme
- 10) providers do not charge up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance.

6.7 In addition to the above, a balanced approach much be adopted as to developing land for more efficient housing use while protecting character/heritage/neighbouring amenity etc. Therefore, the principle loss of the hotel and car park, and subsequent provision of a circa of 450 homes can be supported.

### **Design, Townscape and Heritage**

#### General

- 6.8 Croydon Local Plan 2018 states that a tall building is a building that is 6-storeys high (25 metres) or which is significantly taller than its surrounding buildings.
- 6.9 The development plan contains a plan-led approach to guiding the location of new tall buildings, which in the case of Croydon would be within the Opportunity Area Planning Framework (OAPF). The site lies within the defined Edge area of the OAPF. Policy DM38.4 of the Local Plan states that within the Edge Area of Croydon Opportunity Area tall buildings may be acceptable where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality. The proposed height of up to 39 stories significantly exceeds the height of the immediate neighbours. Officers are of the opinion that a tall building could be supported given the sites OAPF location, relationship to heritage assets and proximity to the central cluster of tall buildings. Officers would welcome comments from Members on this matter.

#### Massing

- 6.10 The principle of a tower to the north-western corner of the site with lower shoulder and a linear building fronting onto Altyre Road is acceptable subject to the requirements of Policy DM38.4.
- 6.11 Whilst the building would be visible from a number of viewpoints officers are of the opinion that two interlocking towers could be acceptable subject to further design development. A full townscape assessment of these wider viewpoints has not yet been undertaken for the current scheme iteration. Officers are comfortable with a height exceeding that of Altitude 25 but feel that a balance needs to be struck between the sites edge of centre, transitional relationship to the central tall building cluster and wider suburban location. The tower would currently be a storey higher than Ten Degree's which would weaken the hierarchy given to the taller building cluster and surrounding urban form. The NPPF and London Plan encourages the best use of urban land in well-connected locations; the site benefits from excellent public transport links and government policy would support the optimisation of this site.
- 6.12 The overall massing has seen ongoing development which has amended the tower form from one split into three elements into two, as can be seen at 'Ten Degrees' further west

(and can be seen in images 9 and 10 above). Officers do have concerns over the revised massing with particular concerns in relation to the Altyre Road (south view) and the Hazledean Bridge view to the west. In these views the bulk and massing is more challenging although it is noted that the views from East Croydon Train Station are more slender in appearance.



*Images 12 and 13: CGI view from Altyre Road (l) and Hazledean Bridge (r)*

6.13 It is positive to see that the applicant team have reduced the height of the linear block from 10 storey to 9 storey and would now sit comfortably with the 9 storey blank façade of Altitude 25. Further work is required in terms of facade treatment and Officers are divided as to whether the design cue of the linear block should be taken from the residential scale of the wider suburban context or whether the linear building should align more with the design of the tower. As such Officers would welcome the views of Members in respect of the external appearance of the linear block.

6.14 The villa block attached to the side of the tower on Hazledean Road has risen from 7-12 storeys within the latest scheme. This villa building has transitioned into more of a low shoulder. Adverse impacts upon neighbouring buildings, and those on the opposite side of Hazledean Road, have yet to be fully assessed. This relationship is likely to be more challenging due to orientation, overshadowing and the potential for overbearing conditions within the street.

#### Active frontage

6.15 The reuse of the existing basement is encouraged whilst Officers are pleased to see an active frontage to the north-eastern entrance. Further information has now been received that indicate multiple communal uses on the ground floor that would align with a build to rent scheme, similar to the provision offered by 'Ten Degrees'.

6.16 There would be a gap of 7-10 metres between the tower and linear block while the two buildings would be linked on the ground/first floor, allowing for better management of the two buildings and shared amenities. Incorporating a gap between the tower and the linear block breaks down the massing of the development while also ensuring that the development would respect the lower heights of nearby buildings. Amenity areas would be provided within the ground floor of the towers, whilst private entrances to the ground floor units in the linear block would be provided alongside the communal entrances, activating the ground floor. Cycle and refuse stores would be provided within the basement area with a separate servicing left providing access onto the western/Altyre Road elevation.



6.17 The recent design iteration has reduced the pavement depth and generosity of public space at the base of the tower, especially around the corner entrance. As such, there is less scope for softening the landing of the tower through mature tree planting, landscape and public uses. As this is an Edge Area, this transition to the wider street scape and scales needs careful consideration. This will require further development and we would welcome Members thoughts on the matter.

6.18 Officers would like to see further information in regard to the public offer given that the former Hotel use was open to the wider public and that Policy DM15 (e) requires public access to buildings taller than 40 storeys (noting the scheme is currently to a maximum 39 storey). Officers would appreciate Members thoughts on this matter.



*Image 14: CGI showing tower to left, mansion block centrally and Altitude 25 to right*

6.19 The introduction of a second core to the linear block is a positive step and it is noted that the latest iteration now includes more dual aspect units, enhanced aspect units and the relocation of the family units to the lower levels of the shoulder and linear block.

#### Layout

6.20 The proposed layout consists of a tower to the north-western corner of the site which contains two interlocking floorplates with heights varying from 12, 38 and 39 storeys. To the north-east a 12 storey shoulder would sit adjacent to the properties on Addiscombe Grove while a 9 storey linear block proposed to the west fronting onto Altyre Road. A large communal space would be provided to the east and a parking area would be provided within the existing basement area; this would provide parking for disabled persons only. Visual permeability would be provided between the tower and linear building at second floor level, with the ground and first floor levels providing amenity to future occupiers. Officers are comfortable with the overall layout of the site and necessary amenity.



*Images 15: Proposed site layout*

Landscaping and Public Realm

6.21 The layout of the proposal allows for an improvement to the public realm to the north and western boundaries. The Hazledean Road frontage is currently a combination of public car park and end elevation of the vacant hotel building, whilst the Altyre Road frontage was used for the servicing of the former hotel, so there are opportunities for improvements as a result of the scheme. The proposal seeks to incorporate green corridors to Altyre Road and an improved public realm/square to the north-eastern corner of the site. Further extending this green corridor the length of Altyre Road would enable a green link between East Croydon Station and Park Hill and tie in with wider Green Grid planning. This wider public benefit and improvement to the street scape would help mitigate some of the impacts to existing neighbours caused by the scale of development. A multi-use communal amenity area is provided centrally within the site and would offer environmental benefits over and above the existing provision. Officers support this approach.

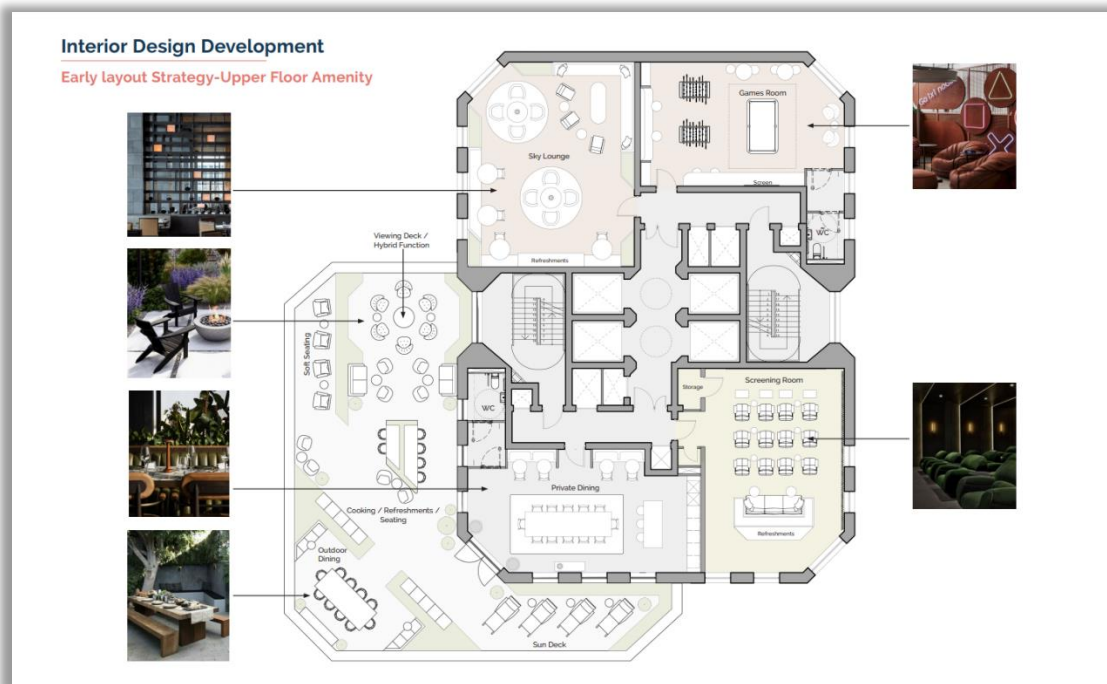


*Image 16: Green corridor to Altyre Road*



Image 17: New public square to Hazledean Road (example of amenity area to north-eastern corner)  
 N.B the shoulder to the right has since increased in height since this image was produced

6.22 External communal amenity space will be provided in the central part of the site and on the roof of the 39 storey tower, with internal amenity provided on the 38<sup>th</sup> floor of the taller tower (linking to the external as shown in the image below). Given the build to rent typology, there would also be internal resident amenity at ground floor, with plans currently showing co-working spaces, gym/fitness centre, greenhouse/entertainment spaces, pet spa, children’s play and community facility, as well as servicing facilities for the building. The initial indicative layout of these spaces are encouraging and seek to provide a wide offer for future occupiers.



Images 18: Roof top amenity (assumed 39<sup>th</sup> floor)

6.23 The scheme has been designed to allow for the retention of street trees and additional tree planting to the northern and western boundaries. Such retention and provision would also result in benefits such as urban greening, street scape improvement works, ecological and/or biodiversity enhancement and wind mitigation (if needed).



## Architectural Expression

- 6.24 The current scheme proposes different material approaches for the tower and the linear block, with the tower built using a mix of red terracotta and red coloured concrete cladding system, whereas the linear block primarily uses brick. The latest iteration has reduced the contrast and number of materials, both between and within each building, resulting in a calmer and more rational arrangement. This is seen as a positive step although further development is needed to balance the compositional relationship of façade forms and materials between the tower and linear block. Generally, the material palette is supported as if references the widespread buildings within the edge of centre and suburban locations, in particular the Grade II listed water tower within Park Hill. The grid like approach to the tower is reminiscent of the post war and emerging character of the wider metropolitan centre and the architectural rationale is supported. The underlying design principles guiding the architectural expression of the tower uses a tripartite approach that defines the base, body and crown with strong vertical expression within an underlying façade grid, helping to elongate the massing forms. The grid subtly changes to define each one of the conjoined tower forms and adapts to different elevational aspect to deal with challenges such as overheating and internal daylight conditions. Whilst Officers are supportive of these generally principles, further development is required.
- 6.25 However, Officers have concerns regarding the form and architectural expression of the linear block. At 9 storeys, the linear block would be classed as a tall building in its own right and a balance needs to be struck between the hierarchy given to the vertical and horizontal expressions. The principle of some divergence from the architectural design of the tower is supported, as the approach should look to compliment rather than copy. Currently the linear block appears too detached from the language of the tower and would benefit from further consideration i.e. sharing of facade proportions and a closer material tone. Officers are of the opinion that the linear block should have a better relationship to the tower whereas currently the two-design options compete with each another. This concern was supported by PRP and should be a key focus moving forward. Officers would welcome the comments of Members in this respect.



*Image 19: Image depicting the relationship between the linear block and the tower*

- 6.26 A public art strategy will need to be formed as part of any submission and the earlier that this is considered the more holistically it can be integrated with the architectural and landscape designs.



## Heritage

- 6.27 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance. Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets.
- 6.28 The site does not lie within a Conservation Area but is close to the Chatsworth Road Conservation Area (150m to the south-west). In terms of non-designated heritage assets, the NLA Tower (local listed building) lies 160m to the north and Fairfield Halls (local listed building) lies 270m to the west. Park Hill Locally Listed Historic Park and Garden lies 80m to the south. Views from these assets are in the process of being tested and the design rationale is being informed by such. In this case the proportions of the tower have reduced to ensure that the tower is slender in the views from these assets. It is however noted that the view from the Chatsworth Road has altered and from some oblique views the tower appears wider than in previous iterations. The scheme is progressing well from these viewpoints however further testing is required to ensure that the towers do not appear overly dominant. Officers have agreed a provisional list of verified views with the applicant.

## **Impact on Adjoining Occupiers Living Conditions**

- 6.29 During the course of pre-application discussions concerns were raised in regard to the separation distance to the properties on Addiscombe Grove (to the east) and those to the north of Hazledean Road. It is noted that due to the reduction in tower form from 3 to 2 elements and with the increase in the height of the shoulder from 7 to 10 storeys, the footprint has increased as a direct consequence. Careful consideration will be required as to the direct impact on these neighbours. The applicant has undertaken high level daylight and sunlight assessments, but Officers are pursuing the full results to fully understand the extent of impact.
- 6.30 The height of the linear block has been reduced to nine storeys to address concerns of PRP and Officers. Officers are comfortable with the separation distances between the linear block and the residents on Addiscombe Road. In addition, the applicant has demonstrated that the linear block would not prejudice the redevelopment of the law courts should this come forward at a later date (regardless of the law courts not being identified as a site allocation).
- 6.31 Turning to the tower itself, Officers currently have some concerns in respect of the impact on the daylight and sunlight of the neighbouring properties to the north of Hazledean Road. This is currently being tested by the applicant however initial studies suggest that vertical sky component (VSC) levels in the mid-teens could be maintained which is generally accepted in urban environments. Separation distances between these residents and the tower are acceptable and while the tower will be visible, and the neighbouring outlook will change, Officers are currently of the view it would not be to a degree that would result in significant harm to the residential amenities, when assessed in the planning balance. It is noted that there are a number of trees to the northern boundary of the site that will be retained and enhanced as part of the proposal while there are a number of trees to the south of the Hazledean Road properties.

- 6.32 The twelve-storey element to the east of the tower would sit relatively close to the Longitude Apartments on Addiscombe Road, with a separation distance of approximately 13 metres. It is noted that an enhanced public realm and/or square would be provided between the twelve-storey shoulder and Longitude Apartment which would not only benefit future residents but would allow access to the existing residents. Further work is required here to ensure that the amenities of Longitude Apartments are protected from significant harm. Officers are relatively comfortable with this relationship given its urban context, but a full contextual evaluation will be required to demonstrate impacts have been limited as far as practicable.
- 6.33 Based on the direction of the proposals Officers are generally supportive of the adopted approach; however further information is required to demonstrate that any harm has been limited as much as possible.
- 6.34 Third party comments received on any formal application will also need to be considered as part of any future scheme assessment.

### **Mix and Quality of Accommodation Provided**

#### Mix

- 6.35 Croydon Local Plan 2018 (adopted February 2018) policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. The provision of 20% 3-bedroom or larger units is the policy target for sites with a PTAL of 4 or higher within in a 'Central' setting. The Croydon Opportunity Area Planning Framework (2013) defines the site within 'Mid Croydon and Fairfield' where the requirements is for 20% of homes to be for families, consistent with DM1.1. The scheme currently provides for 17%, which is slightly short of the policy requirement.

#### Affordable Housing

- 6.36 Based on the applicant's financial viability assessment, they suggest that the scheme is not viable to deliver any affordable housing. Officers have sought independent review of this document and this work is progressing. There are some matters not in agreement, such as the benchmark land value. Key matters such as rental values, build costs and operational costs are still being worked through.
- 6.37 Notwithstanding the viability position above, the applicant is offering 20% affordable housing at a split of 70:30 in favour of discounted market rent vs London living rent. Whilst the split would accord with H11 of the London Plan (given the scheme is build to rent), Officers have concerns with the 20% and would need to work with the GLA on this, but are alive to the current economic climate and would welcome feedback from Members.
- 6.38 It is therefore very likely the scheme will need to be viability tested (on the basis it will not meet 50% on-site to be eligible for fast-track). Officers will seek to secure the maximum level of affordable housing deliverable on the scheme.

#### Quality

- 6.39 The current proposal is to provide circa 450 homes, which has been reduced significantly from the initially presented 550 homes. The tower would be accessed via a single core with two stair cores. The residential levels in the lower portion of the building would contain 11 units per core, with 6 from the northern side (with its own stair core) and 5 from the southern side (again with its own stair core). This would reduce to 8 units overall

in the 38/39 storey element, with 4 from the northern side of the core and 5 from the south. Officers understand the approach adopted.

- 6.40 Officers and PRP have challenged the applicant to maximise dual aspect homes. With the exception of one southern aspect studio home, all units within the 38/39 storey tower would be either dual aspect or provided with an enhanced aspect (so not strictly dual aspect, but a degree of alternative outlook) given the interlocking floor plates. Officers support the improvements made to this scheme in this regard.
- 6.41 The linear block, currently at nine storeys, would have two distinct cores. Officers welcome the introduction of a second core to the linear block which has allowed for more dual aspect units and better sited family homes. These units are now provided with private outdoor amenity space (in the form of balconies at upper floors) which is an improvement upon previous iterations. Except for two units in the eastern elevation, all units would be either dual aspect or provided with an enhanced aspect. Officers support the improvements made from previous versions of the scheme.
- 6.42 It has been made clear that minimum floor areas (London Plan and National Standards) must be achieved, and private amenity space must meet the minimum required size relevant to the unit. The applicant has provided oversized units within the tower, given the air quality and usability of balconies within the tower form; further justification is required on these points for officers to support no private external amenity. The units within the linear building have now been provided with private balconies while the ground floor units would be provided with private terrace areas.
- 6.43 Regardless of the final layout, daylight and sunlight adequacy analysis must be submitted to illustrate that all habitable rooms within the development achieve the minimum targets set by BRE Guidance. This should assess the future occupiers' light receipt against both 2011 and 2022 BRE Guidance.
- 6.44 Preliminary landscaping plans have been provided demonstrating that communal amenity space and playspace would be provided within the central courtyard and on the roof top amenity. Further details are required, and the final layout and quantum of external amenity space is yet to be confirmed, but an initial assessment looks positive.
- 6.45 The main communal entrance to the tower is well situated and clearly visible from the street. The two entrances to the linear block are sited approximately equally along the front façade, although the point of arrival needs further design work to improve its legibility in the street scene.
- 6.46 The applicant is aware that housing should cater for residents' changing needs over their lifetime and that 10% of units would need to be wheelchair accessible and 90% adaptable. Appropriate facilities, furniture, storage and turning space must be demonstrated on the plan's come submission. It is noted that 6 lifts are included in the tower and 4 within the linear block, two per core of the linear block. The applicant should note D5 of the London Plan in relation to the need for a fire evacuation lift per core, and a fire statement will be required as part of any formal submission (D12 of the London Plan). The applicant has advised that the buildings have been designed to meet current fire regulations, including Gateway One. The Health and Safety Executive will be a formal consultee on any future planning application.
- 6.47 The impact of noise and air quality on residential amenity will need to be considered, especially as the surrounding roads make up a busy part of the road network. The

applicant will need to demonstrate how internal areas and balconies achieve an acceptable standard; accordingly, noise and air quality assessments are expected with any future application. Suitable passive ventilation and avoidance of overheating will need to be demonstrated.

### Highways

6.48 The roads around the site fall within a controlled parking zone while the site currently provides a public car park at both basement and ground levels.

6.49 The site is situated in an area with an excellent public transport accessibility level of 6b and is within a short walk of East Croydon Train Station.

#### Loss of public car park

6.50 A Parking Survey has now been submitted and Officers are satisfied that the loss of the public car park can be supported.

#### Residential Parking

6.51 Given the sites highly accessible location the scheme would be expected to be car free, with the exception of only blue badge parking within the site in line with London Plan and Local Plan policy. The applicants have complied with this requirement and only blue-badge parking is currently provided within the basement. On the basis the site is within a CPZ, and the development is proposed to be car-free, it is expected that the developer enter into a legal agreement to ensure future residents will be prohibited from applying for on-street parking permits, thereby controlling parking availability and parking stress within the CPZ.

#### Car Clubs

6.52 A car club space would be provided on street to the northern boundary in the location of an existing crossover, so there would be no loss of on-street parking. The costs of providing this would be borne by the developer. Discussions have taken place throughout the course of various meetings which have sought to move the car club bay off site. This has been achieved to reduce levels of hardstanding on site while providing a high-quality public realm. Zip Car operates in the Croydon area and as such this demonstrates a demand for car clubs within the area. In addition, membership for three years for all future occupiers would be secured within any legal agreement.

#### Cycle parking

6.53 Based on the current number and mix of units proposed, the London Plan minimum cycle parking standards for the are as follows:

- 755 long-stay spaces for residents.
- 88 short-stay spaces for visitors.

6.54 A number of built-in cycle storage spaces have been shown in the basement and at surface level. At this stage the storage capacity is not known, but the applicants have been made aware of the above requirements and have indicated their intention to meet them. Provision of larger adaptable bicycles (5%), as well as electric bicycles, must be incorporated.

#### Access/Servicing

6.55 Access to the basement will remain as existing but may be subject to alteration to allow for smaller delivery vehicles. A servicing bay would be provided on Altyre Road and is at

this time considered appropriate for refuse collection and other larger servicing requirements. Further details would be secured as part of a S278 agreement with the Highways Team at the legal obligation stage. Subject to full details the access and servicing arrangements are considered appropriate for a site of this size and scale.

- 6.56 An Active Travel Zone assessment will be required, in accordance with TfL's latest guidance, to demonstrate that there are suitable opportunities for all future users of the proposed development to access local amenities by walking, cycling or public transport in line with the Mayor's Healthy Streets approach. This may require improvements to routes to East Croydon Station and the town centre beyond, born by the developer.
- 6.57 Details of delivery and servicing will be required, as well as construction logistics. A Travel Plan for future occupiers will need to be worked through.

#### Mitigation

- 6.58 Contributions (starting point being £1,500 per unit) towards improvements in sustainable transport will be required, along with restriction of access to parking permits in the Central Croydon CPZ, car club provision / membership and EVCP infrastructure. Highway agreements will be required for all changes to the public highway and the adoption of widened footways, as well as upgrades to pavements around the site required as a result of the provision of a tall building.
- 6.59 Transport for London are likely to have further requirements and financial obligation requests.

#### Environment

##### Building performance

- 6.60 All major development, such as this, should be net zero-carbon in accordance with the London Plan energy hierarchy of Be Lean; Be Clean; Be Green and Be Seen. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required and if zero carbon is not met a cash in lieu contribution is required. Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.
- 6.61 The applicant has indicated that the proposed development would be Net Zero Carbon which is welcomed. As this scheme will be referable to the Mayor the whole life-cycle carbon emissions should be calculated through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate action taken to reduce life-cycle carbon emissions. As a GLA referable scheme it will also need to include a Circular Economy Statement that aims to be net zero-waste. Heat Risk needs to be managed and water consumption restricted.
- 6.62 Given that work is mainly still on going in relation to the townscape and transportation matters the majority of these elements are still being developed and further detail will be known when the scheme is advanced. The scheme should be able to meet these requirements.

##### Flooding

- 6.63 The site is located within in a 1 in 100 year and 1 in 1000 year surface water flood risk and is also subject to critical drainage flooding. In accordance with Policy DM25.1 and

Table 8.1 of Croydon's Local Plan all development on sites at risk from other sources of flooding area required to run a sequential test and exception test.

- 6.64 A site-specific Flood Risk Assessment proportionate with the degree of flood risk posed to and by the development, taking account of the advice and recommendations within the Council's Strategic Flood Risk Assessment and Surface Water Management Plan, is required.
- 6.65 Subject to satisfying the above requirements and priority given to the provision of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate, the principle of residential development would be acceptable.
- 6.66 The applicants have been advised to undertake separate pre-application consultation with the Lead Local Flood Authority (LLFA).

#### Air

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

#### Microclimate

- 6.68 The applicant has begun to explore wind impacts and what mitigation would be required. This is critical given wind conditions near East Croydon station and the applicant must work carefully with Officers to ensure the correct scenarios are tested, with the correct cumulative schemes in place and wind tunnel tested. Officers have advised that any mitigation must be designed in from the outset as opposed to being an afterthought. PRP's suggestions may help to integrate such requirements into the design with the termination of the tower at ground floor level. Officers are comfortable that discussions are progressing well.

#### Trees

- 6.69 There are two prominent street trees on the northern Hazledean Road frontage; these must be safeguarded and protected during any works. There are several trees with the application site along the northern boundary that appear less prominent. These will need to be surveyed and if any removed, this justified and additional planting secured. To the Altyre Road frontage there are no street trees, but there are two prominent specimens within the application site that should be retained.
- 6.70 Additional planting is proposed and would be an integral element of the design of the scheme. Such details are capable of being secured through condition however Officers are comfortable that sufficient space is available for meaningful planting.
- 6.71 It is understood why an 'Urban Greening Factor' has not been produced at this stage, but evidence will be required showing how a future scheme meets the minimum target of 0.4.
- 6.72 The NPPF and London Plan policy G6 requires that any development seeks to provide biodiversity net gain. Such details will need to be worked through as the scheme progresses but is considered possible given the current building and car park on site.

6.73 An EIA Screening Opinion (22/04535/ENVS) was issued prior to the submission of the planning application. The development was not considered to require an EIA, taking account of its location, nature, scale, and characteristics.

### **Other Matters**

6.74 Both the NPPF and London Plan Policy seeks to create safe, secure and appropriately accessible environments where crime, disorder and fear of crime do not undermine the quality of environment. Any future application should be mindful of Secured by Design principles and improve natural surveillance / lighting of the area.

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

### **Mitigation**

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

- Affordable Housing (on-site)
- Affordable housing review mechanisms (early and late stage)
- Build to rent criteria and covenants
- Employment and training contributions and obligations (construction/ operational)
- Air Quality contribution
- Zero carbon offset (if required)
- Future connection to District Heating Network
- Sustainable transport contributions (to include cycling enhancements)
- Car parking permit restrictions
- Car club provision and membership (3 years free)
- Travel Plan
- Transport for London contributions
- Public realm delivery and maintenance
- Street tree provision and maintenance
- Highway works
- Wind mitigation
- Television signal mitigation scheme
- Retention of scheme architects
- Relevant monitoring fees

## **7 SPECIFIC FEEDBACK REQUESTED**

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

1. The principle of tall buildings across the site, with the tallest 38/39 storey tower to the north-western corner.
2. The amount and distribution of scale/bulk/height across the site, particular in the context of adjoining heritage assets.
3. The design approach and elevational detail including materiality of both buildings (the tower and the linear building), as well as their relationship to each other.
4. The 20% affordable housing provision.
5. The 17% family mix and standard of the accommodation provided.

6. The potential impacts on neighbouring residential amenities in terms of light, outlook and privacy.
7. The importance of public realm, urban greening and biodiversity.

## **8 PROCEDURAL MATTERS**

- 8.1 The applicant has submitted a pre-application to the GLA for an initial opinion on the proposals. The meeting took place on the 28<sup>th</sup> October 2022 and Officers were present at this meeting, no formal response has been received at the time of this writing this report.
- 8.2 Officers at the GLA shared the views of Council Officers and that of the PRP as covered above in the main body of the report. GLA Officers were not concerned with the overall height of the towers and did not raise an issue in terms of the competing height with the central cluster of tall buildings in the CMC. GLA Officers were not convinced in terms of the argument for the lack of private amenity space for upper floors of the towers but acknowledged concerns regarding noise and air quality; further concerns were raised by GLA Officers in regard to single aspect units. GLA Officers were uncomfortable with the offer (at that time) of affordable housing (at 15%) and suggested that the applicant liaise further with the GLA's viability team prior to the submission of a planning application. In conclusion, GLA Officers encouraged the applicant's team to review the comments from Officers and re-engage through their pre-application process prior to the submission of planning application.



## **PLANNING COMMITTEE AGENDA**

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

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#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

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Sustainable Communities, Regeneration and Economic Recovery Department  
DEVELOPMENT MANAGEMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

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

21.11.2022 to 02.12.2022

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](http://www.croydon.gov.uk/onlineplans)).

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

---

Ref. No. : 22/02520/HSE  
Location : 275 Addiscombe Road  
Croydon  
CR0 7HY

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

Proposal : Part two storey and part single storey side/rear extensions, rear dormer roof extensions and the creation of a new basement level

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 21.11.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/04276/ADV  
Location : Lower Addiscombe Road (opposite 414)  
Before Stroud Green Way  
Croydon  
CR0 7AG

**Ward :** **Addiscombe East**  
**Type:** Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/06378/FUL  
Location : Works Rear Of 209 - 225 Davidson Road  
Croydon  
CR0 6DP

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

Proposal : Demolition of all existing works buildings and demolition of house at 217 Davidson Road, and the erection at rear of a part 3, part 4 storey block of flats to provide 22 residential units (use Class C3), with landscaping, amenity areas, car and cycle parking, refuse and recycling stores, and vehicle and pedestrian access from Davidson Road.

Date Decision: 30.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03978/DISC  
Location : Land Adjacent To East Croydon Station And  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon.

**Ward :** **Addiscombe West**  
**Type:** Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Proposal : Partial discharge of condition 3 (Landscaping - final treatment of the hostile vehicle mitigation blocks in the Cherry Orchard Road public square and full details of the final public art scheme where the details overlap with previously approved landscaping details) attached to planning permission 17/05046/FUL for the Erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses

Date Decision: 24.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. :	22/04125/DISC	<b>Ward :</b>	<b>Addiscombe West</b>
Location :	40-60, 42 & 42A Cherry Orchard Road Croydon CR0 6BA	Type:	Discharge of Conditions

Proposal : Discharge of Condition 24 (Contamination) attached to planning permission 18/03320/FUL for the Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses (as amended by 20/00570/NMA and 20/06484/NMA)

Date Decision: 30.11.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. :	22/04235/PA8	<b>Ward :</b>	<b>Addiscombe West</b>
Location :	John Wood School & Nursery Davidsons Academy Croydon CR0 6JA	Type:	Telecommunications Code System operator

Proposal : Proposed installation of 17.5m High Orion Pole (new T9- 12 Bolt Root Foundation) Proposed installation of No.6 Antennas (on monopole). Proposed installation of 2No. Cabinets, 1No. GPS Module and associated ancillary works

Date Decision: 02.12.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. :	22/04278/ADV	<b>Ward :</b>	<b>Addiscombe West</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 0108/F0084 SHELTER NUMBER (TFL) Type: Consent to display  
Cherry Orchard Road advertisements  
Croydon  
CR0 6SR

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04280/ADV Ward : **Addiscombe West**  
Location : Bus Shelter 0101 Type: Consent to display  
Park Hill Road, Junction With Turnpike Link advertisements  
Croydon  
CR0 5NT

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/04584/NMA Ward : **Addiscombe West**  
Location : Land Adjacent To East Croydon Station And Type: Non-material amendment  
Land At Cherry Orchard Road, Cherry  
Orchard Gardens, Billington Hill, Croydon

Proposal : Non Material Amendment (relating to planning approval 17/05046/FUL) for the erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses (as amended by previous NMA's)

Date Decision: 02.12.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/05584/NMA Ward : **Bensham Manor**

## Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Cheriton House  
20 Chipstead Avenue  
Thornton Heath  
CR7 7DG  
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.16/06343/FUL granted 1 June 2017

Date Decision: 23.11.22

### Approved

Level: Delegated Business Meeting

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Ref. No. : 22/02181/FUL  
Location : 142A Bensham Lane  
Thornton Heath  
CR7 7EN  
Ward : **Bensham Manor**  
Type: Full planning permission

Proposal : Demolition of the existing garages and erection of 3 no. terraced dwellings, including 2 no. three-bedroom 2 storey dwelling houses and 1 no. one bed single storey dwelling house with a communal garden, bike storage, car parking spaces, communal bin storage, re-surfacing of the existing access road and all ancillary works.

Date Decision: 29.11.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/03616/GPDO  
Location : 361 - 363 Bensham Lane  
Thornton Heath  
CR7 7ER  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class E to (dwellings) C3

Proposal : Change of use of lower ground floor level from commercial/business/service space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and Associated cycle and waste storage spaces (Prior Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 29.11.22

### Prior approval required

Level: Delegated Business Meeting

---

Ref. No. : 22/04297/HSE  
Location : 5 Beechwood Avenue  
Thornton Heath  
CR7 7DY  
Ward : **Bensham Manor**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00475/ADV  
Location : Outside Stonemead House,  
95 London Road  
Croydon  
CR0 2RF

**Ward : Broad Green**  
Type: Consent to display  
advertisements

Proposal : Small format digital display

Date Decision: 29.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02573/FUL  
Location : Zodiac House  
161 - 165 London Road  
Croydon  
CR0 2RJ

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

Proposal : Part change of use from office (E(g)) and nightclub (sui generis) to residential (C3) to create 5no. apartments, and the demolition of external structures, formation of entrance ramp and stairs, alterations to elevations and associated works.

Date Decision: 25.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03112/DISC  
Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

**Ward : Broad Green**  
Type: Discharge of Conditions

Proposal : Part Discharge of Condition 15(d) PV information, 15(g) Sprinkler Cut Off Switch information and 16(d) Sprinkler Design Drawings 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)



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 30.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/03204/DISC

**Ward : Broad Green**

Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

Type: Discharge of Conditions

Proposal : Part Discharge of Condition 15e (Details of fire doors, emergency lighting and signage), 15f (Wayfinding signage) 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: 30.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03261/DISC

**Ward : Broad Green**

Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Site investigation) and 7 (Remediation 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: 30.11.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04008/DISC

**Ward : Broad Green**

Location : 2 Kidderminster Road  
Croydon  
CR0 2UE

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Refuse and Cycle storage) attached to planning permission 21/04644/FUL for Retrospective conversion of the existing family house into a 9 bedroom HMO, with associated alterations



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 89 Eversley Road  
Upper Norwood  
London  
SE19 3QS

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable and rear dormer extension and provision of 3 rooflights in front  
roofslope and 2 rooflights in side roofslope

Date Decision: 22.11.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/03773/HSE

Ward : **Crystal Palace And Upper  
Norwood**

Location : 11 The Dell  
Upper Norwood  
London  
SE19 2QA

Type: Householder Application

Proposal : Alterations to the front windows and addition of windows to the side of the house.

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/04063/TRE

Ward : **Crystal Palace And Upper  
Norwood**

Location : 307 Beulah Hill  
Upper Norwood  
London  
SE19 3UZ

Type: Consent for works to protected  
trees

Proposal : 1x Cedrus - Reduce crown by 2m  
1x Leylandii - Section fell  
(TPO 29, 1972 & 07, 2005)

Date Decision: 22.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 22/04104/LP

Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 103 Beauchamp Road  
Upper Norwood  
London  
SE19 3DA

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

Proposal : Erection of roof extension to rear of main roofslope, with juliet balcony, single storey rear extension and outbuilding in rear garden, installation of four (4) rooflights in front roofslope.

Date Decision: 21.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00987/FUL

Location : 140 Brighton Road  
Coulsdon  
CR5 2ND

Ward : **Coulsdon Town**  
Type: Full planning permission

Proposal : Construction of second floor extension to provide a one bedroom flat.

Date Decision: 30.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02400/DISC

Location : Development Site Former Site Of  
19 Woodfield Hill  
Coulsdon  
CR5 3EL

Ward : **Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (EVCPs) attached to 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 threebedroom detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 25.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02501/HSE

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 29 Windermere Road  
Coulsdon  
CR5 2JF  
Type: Householder Application

Proposal : Installation of Air Source Heat Pump at rear of garden. Includes alterations.

Date Decision: 28.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03973/DISC  
Location : Grandview Heights  
105 Woodcote Grove Road  
Coulsdon  
CR5 2AN  
Ward : Coulsdon Town  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Sustainability) attached to the permission 20/05185/CONR dated 26.04.2021 for SECTION 73 APPLICATION: Seeking to vary conditions 2 (drawing numbers) and 8 (car parking) attached to planning permission 19/03539/FUL (Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage)

Date Decision: 21.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/03976/DISC  
Location : Grandview Heights  
105 Woodcote Grove Road  
Coulsdon  
CR5 2AN  
Ward : Coulsdon Town  
Type: Discharge of Conditions

Proposal : Discharge of Condition 17 (EVCP) attached to planning permission 20/05185/CONR for Demolition of a single-family dwelling and erection of a one 3 and 4-storey block containing 7 flats and 2 houses with associated access, car parking, cycle and refuse storage.

Date Decision: 01.12.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/03980/DISC  
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 27A And 29 The Grove  
Coulsdon  
CR5 2BH  
Type: Discharge of Conditions

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

Date Decision: 24.11.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04186/DISC  
Location : 18 The Grove  
Coulsdon  
CR5 2BH  
Ward : Coulsdon Town  
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Construction Logistics Plan) attached to planning permission ref. 21/02291/FUL for the 'Demolition of the existing house and erection of a three storey plus lower ground floor level detached building comprising of 8 flats together with car parking spaces, communal amenity space, cycle parking spaces, refuse / recycle facilities and associated landscaping'

Date Decision: 02.12.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04261/DISC  
Location : 105A Woodcote Grove Road  
Coulsdon  
CR5 2AN  
Ward : Coulsdon Town  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (details of playground and maintenance) attached to planning permission 20/05185/CONR (section 73 application) for the variation of conditions 2 and 8 of planning permission 19/03539/FUL.

Date Decision: 25.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04304/TRE  
Ward : Coulsdon Town



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 8 Starrock Road  
Coulsdon  
CR5 3EH  
Type: Consent for works to protected trees

Proposal : Cedar: Removing laterals by 2m to clear building  
Cherry: Remove laterals by 2-3m to clear building  
Scotts Pine: Remove dead weak branches, remove lateral branches by 2-3m to clear building  
(TPO no. 23, 2000)

Date Decision: 22.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04403/GPDO  
Location : Pinnacle Court  
401 Brighton Road  
Coulsdon  
CR5 3AZ  
Ward : **Coulsdon Town**  
Type: Prior Appvl - Class AB upto 2 storeys

Proposal : Construction of a 2 storey roof extension to create 6 x two bedroom flats pursuant to Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 28.11.22

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/05590/NMA  
Location : Land North Of The Junction Of Church Street  
And Drummond Road And Land South East  
Of The Junction Of Tamworth Place And  
Drummond Road  
Croydon  
CR0 1RL  
Ward : **Fairfield**  
Type: Non-material amendment

Proposal : Non-Material Amendments (NMA) to the extant planning permission 16/06469/FUL granted 11 July 2017.

Date Decision: 23.11.22

**Approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Ref. No. : 22/03952/NMA **Ward : Fairfield**  
Location : 2 Whitgift Street Type: Non-material amendment  
Croydon  
CR0 1EX

Proposal : Application for non-material amendments to PP 22/01153/FUL for (Alterations; general internal layout of the offices to include taking down existing lightweight internal partition walls; removal of existing entrance double door and canopy; a new service entry door and reinstate glazed canopy).  
installation of new air conditioning units with enclosure to side elevation.  
installing louvres in existing and new openings.

Date Decision: 29.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04157/ADV **Ward : Fairfield**  
Location : Bus Shelter O/S Fairfield Halls Type: Consent to display  
Park Lane advertisements  
Croydon  
CR9 1DG

Proposal : Advertising as part of a new bus shelter

Date Decision: 24.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/04886/CAT **Ward : Fairfield**  
Location : 45 Friends Road Type: Works to Trees in a  
Croydon Conservation Area  
CR0 1ED

Proposal : Fell & replace - due to recent tree failure.

Date Decision: 23.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05505/FUL **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 31 Bencombe Road  
Purley  
CR8 4DR  
Type: Full planning permission

Proposal : Demolition of existing detached house and garage and replacement with 4 new semi-detached houses (2 pairs) with associated driveway, crossovers, parking & landscaping.

Date Decision: 22.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/01140/FUL  
Location : 17 Abbots Lane  
Kenley  
CR8 5JB  
Type: Full planning permission  
**Ward : Kenley**

Proposal : Demolition of existing dwelling and construction of a part 3, part 6 storey residential building accommodating 15 flats with associated access, car parking and landscaping.

Date Decision: 22.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02242/DISC  
Location : 60 Welcomes Road  
Kenley  
CR8 5HD  
Type: Discharge of Conditions  
**Ward : Kenley**

Proposal : Discharge of conditions 8 (Sustainable drainage) of planning reference 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: 24.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02845/FUL  
Location : 12A Haydn Avenue  
Purley  
CR8 4AE  
Type: Full planning permission  
**Ward : Kenley**

Proposal : Erection of a four bedroom detached house facilitated by the demolition of the existing detached garage

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 01.12.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02937/HSE  
Location : Oakhurst  
9 Zig Zag Road  
Kenley  
CR8 5EL

**Ward : Kenley**  
Type: Householder Application

Proposal : Erection of a porch with associated external and internal alterations.

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/04029/DISC  
Location : 25 - 27 Cullesden Road  
Kenley  
CR8 5LR

**Ward : Kenley**  
Type: Discharge of Conditions

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

Date Decision: 24.11.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04307/TRE  
Location : 2 Bakers Close  
Kenley  
CR8 5GA

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

Proposal : Yew - remove a couple of large overhanging branches that cause excessive shade, not  
allowing anything to grown under it's shade and create a great deal of mess  
(TPO 04, 1998)

Date Decision: 22.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Ref. No. : 22/04569/NMA **Ward : Kenley**  
Location : 20 Welcomes Road **Type: Non-material amendment**  
Kenley  
CR8 5HD

Proposal : Non-material amendment (first floor flank window) linked to planning permission 19/05083/HSE for a part single-storey, part two-storey side/front extension.

Date Decision: 29.11.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04579/DISC **Ward : Kenley**  
Location : 36 Valley Road **Type: Discharge of Conditions**  
Kenley  
CR8 5BQ

Proposal : Discharge of condition 3 (external facing materials) in relation to application reference 21/06099/HSE allowed on appeal (reference APP/L5240/D/22/3296118) for Alterations, construction of first floor to form two storey house

Date Decision: 22.11.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04710/DISC **Ward : Kenley**  
Location : Little Hayes Nursing Home **Type: Discharge of Conditions**  
29 Hayes Lane  
Kenley  
CR8 5LF

Proposal : Discharge of condition 5 (construction logistics plan) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 22.11.22

**Approved**

Level: Delegated Business Meeting

Ref. No. : 21/05566/NMA  
Location : Land And Existing Demountable Houses  
(Nos. 49A - 49E, 129A - 129E And 131A -  
131B) To The East Of Warbank Crescent  
New Addington  
Croydon  
CR0 0AZ  
Proposal : Non-Material Amendments (NMA) to the extant planning permission Ref. 16/06432/FUL  
granted 1 June 2017.

**Ward : New Addington South**  
Type: Non-material amendment

Date Decision: 22.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05570/NMA  
Location : Garages To The Rear Of 122 - 124 Chertsey  
Crescent  
Croydon  
CR0 0DB  
Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.19/04239/CONR  
dated 31 October 2019

**Ward : New Addington South**  
Type: Non-material amendment

Date Decision: 23.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01967/HSE  
Location : 49 Salcot Crescent  
Croydon  
CR0 0JN

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

Proposal : Erection of a single-storey rear extension

Date Decision: 30.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03954/HSE  
**Ward : New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 9 Cator Close  
Croydon  
CR0 0BN

Type: Householder Application

Proposal : Erection of single-storey front and side extension following demolition of detached outbuilding.

Date Decision: 21.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02597/DISC

Location : Land Adjoining Norbury Railway Station  
Norbury Avenue  
Norbury  
London

Ward : **Norbury Park**

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (material details) 4 (landscaping) and 16 (build for life) attached to planning permission 20/05947/FUL for the construction of a four-storey building comprising of 9 flats with balconies and a ground floor commercial unit (Use Class B8 storage and distribution) with associated parking, bicycle and refuse area; vehicles crossover, pedestrian footpath improvements, new landscaping including communal area.

Date Decision: 30.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03622/HSE

Location : 43 Crown Lane  
Norbury  
London  
SW16 3JE

Ward : **Norbury Park**

Type: Householder Application

Proposal : Alterations, erection of rear dormer extension, two-storey side extension and single-storey rear/side extension and provision of 3x rooflights in front roofslope

Date Decision: 25.11.22

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Level: Delegated Business Meeting

---

Ref. No. : 22/03989/HSE  
Location : 128 Green Lane  
Norbury  
London  
SW16 3NB

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

**Proposal :** Erection of single storey rear extension

**Date Decision:** 30.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04503/LP  
Location : 58 Westminster Avenue  
Thornton Heath  
CR7 8BR

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

**Proposal :** Erection of hip to gable and rear dormer extensions and provision of 2x rooflights in front roofslope.

**Date Decision:** 24.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/01851/FUL  
Location : 66 Norbury Crescent  
Norbury  
London  
SW16 4LA

**Ward :** Norbury And Pollards Hill  
**Type:** Full planning permission

**Proposal :** Retrospective application for rear detached outbuilding

**Date Decision:** 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01074/LBC  
**Ward :** Norbury And Pollards Hill

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Bank  
1432 - 1434 London Road  
Norbury  
London  
SW16 4BZ  
Type: Listed Building Consent

Proposal : Alterations to shopfront, including installation of replacement entrance door, glazing, stall-riser, 2x externally illuminated fascia signs and 1x externally illuminated projecting sign, removal of modern fans and installation of replacement glazing and painting of window frames.

Date Decision: 30.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01075/LBC  
Location : Bank  
1432 - 1434 London Road  
Norbury  
London  
SW16 4BZ  
Ward : **Norbury And Pollards Hill**  
Type: Listed Building Consent

Proposal : Internal alterations, removal of existing modern internal fit out and installation of new internal fit out.

Date Decision: 30.11.22

**Appeal Not Contested - (rec conditions)**

Level: Delegated Business Meeting

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Ref. No. : 22/02839/HSE  
Location : Claremont  
Bishops Park Road  
Norbury  
London  
SW16 5TT  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of single storey side extension, conversion of loft to habitable space with erection of rear dormer, and erection of single storey outbuilding.

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 22/03737/LP  
Location : 70 Pollards Hill South  
Norbury  
London  
SW16 4NB

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

**Proposal :** Erection of a roof extension to the rear roofslope and installation of three (3) rooflights into the front roofslope.

Date Decision: 28.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03914/GPDO  
Location : 1124 - 1126 London Road  
Norbury  
London  
SW16 4DT

**Ward :** Norbury And Pollards Hill  
**Type:** Prior Appvl - Class E to (dwellings) C3

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

Date Decision: 29.11.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04169/LP  
Location : 48 Dalmeny Avenue  
Norbury  
London  
SW16 4RT

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

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

Date Decision: 02.12.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04262/HSE

**Ward :** Norbury And Pollards Hill

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 35 Pollards Hill South  
Norbury  
London  
SW16 4LW  
Type: Householder Application

Proposal : Provision of dropped kerb

Date Decision: 24.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02984/HSE  
Location : 23 Darcy Close  
Coulson  
CR5 1QT  
Ward : Old Coulsdon  
Type: Householder Application

Proposal : Demolition of the existing single storey garage and the erection of a two storey side and single storey rear extension to provide a granny annex. Alteration to the existing driveway to provide an accessible ramp for level access to the annex for wheelchair user.

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03211/FUL  
Location : 153 Tollers Lane  
Coulson  
CR5 1BJ  
Ward : Old Coulsdon  
Type: Full planning permission

Proposal : Retention of enclosure to entrance porch at the side of the property.

Date Decision: 25.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03409/HSE  
Location : 95 Tollers Lane  
Coulson  
CR5 1BG  
Ward : Old Coulsdon  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Proposal : Alterations and extensions to the roof including hip to gable end conversion, rear dormer window addition with Juliet balcony and 2 x roof lights on the front roof slope.

Date Decision: 25.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/04019/HSE  
Location : 308 Coulsdon Road  
Coulsdon  
CR5 1EB

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

Proposal : Erection of single storey side extension.

Date Decision: 29.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04065/HSE  
Location : 51 Thornton Crescent  
Coulsdon  
CR5 1LG

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

Proposal : Demolition of existing detached garage, erection of single storey side extension.

Date Decision: 25.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04164/LP  
Location : 147A Chaldon Way  
Coulsdon  
CR5 1DP

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

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

Date Decision: 30.11.22

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

Level: Delegated Business Meeting

Ref. No. : 22/00586/CONR  
Location : Park Hill Junior School  
Stanhope Road  
Croydon  
CR0 5NS

**Ward : Park Hill And Whitgift**  
Type: Removal of Condition

Proposal : Variation of condition 6 (hours of use) attached to 12/00198/P for Alterations; expansion by an additional form of entry to three forms of entry; erection of single and two storey extensions to provide additional classrooms and new entrance lobby; formation of new car parking area and multi use games area (amended description)

Date Decision: 02.12.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/03554/DISC  
Location : 114 Addiscombe Road  
Croydon  
CR0 5PQ

**Ward : Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3a: Schedule of external materials and associated elevations; 4a&c and 12: Hard Landscaping Materials incl boundary treatment and security lighting; Condition 6b Details of Cycle Storage;; Condition 9: Construction Logistic Plan; Condition 19a: Details of Vehicle Tracking of planning permission 19/05965/FUL granted for Demolition of existing building and erection of two dwelling houses with off street parking.

Date Decision: 29.11.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03123/HSE  
Location : 154 Riddlesdown Road  
Purley  
CR8 1DF

**Ward : Purley Oaks And Riddlesdown**  
Type: Householder Application









**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02367/DISC **Ward : Purley And Woodcote**  
Location : 3 Woodcote Valley Road **Type: Discharge of Conditions**  
Purley  
CR8 3AH

Proposal : Partial Discharge of condition 15 sub parts a) and b) ONLY (Energy assessment) attached to planning permission 19/04349/FUL for the demolition of two existing properties and erection of 3/4 storey building with accommodation in the roof space to provide 22 apartments, including landscaping, communal/child play space, enlarged vehicular access and parking as well cycle and refuse storage.

Date Decision: 29.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02651/FUL **Ward : Purley And Woodcote**  
Location : 49A Selcroft Road **Type: Full planning permission**  
Purley  
CR8 1AJ

Proposal : Demolition of existing dwelling and erection of a 3 storey building comprising 8 flats with associated car parking and landscaping

Date Decision: 21.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03238/HSE **Ward : Purley And Woodcote**  
Location : 14 Downs Court Road **Type: Householder Application**  
Purley  
CR8 1BB

Proposal : Alterations including the erection of a single storey rear/side extension and raised patio to the rear, erection of a raised structure to the front of the property to create a level driveway for two cars, and landscaping alterations to the front garden.

Date Decision: 02.12.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03806/HSE  
Location : 9 Edgehill Road  
Purley  
CR8 2ND  
Proposal : Erection of first floor side extension over existing garage  
Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 24.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03998/FUL  
Location : 114 Brighton Road  
Purley  
CR8 4DB  
Proposal : Retrospective planning permission for the use of the existing unit as a café (part E) at ground floor level and an ancillary beauty salon (sui-generis) in the lower ground floor area.  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04050/HSE  
Location : 136 Woodcote Valley Road  
Purley  
CR8 3BF  
Proposal : Demolition of existing canopy and outbuilding. Erection of part single storey and part two storey side and rear extensions. Alterations and erection of mansard roof extension, two rear dormers, two side dormers, one dormer to the front and installation of two rooflights. Alterations to raise the height of existing fence to the front to include a gate with widened entrance, drive way and dropped kerb.  
Ward : **Purley And Woodcote**  
Type: Householder Application

Date Decision: 02.12.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04051/HSE  
Ward : **Purley And Woodcote**

## Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Hillcrest  
31 Manor Way  
Purley  
CR8 3BL  
Type: Householder Application

Proposal : A wraparound single storey rear and side extension, new rear patio, extension to the front porch and alterations associated with the conversion of the side garage into habitable space including replacement of the garage door with windows and a roof addition.

Date Decision: 25.11.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/04056/HSE  
Location : High Trees  
10A Woodland Way  
Purley  
CR8 2HU  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of a first floor extension to the existing garage and external staircase

Date Decision: 29.11.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/04604/NMA  
Location : Wurlie  
Warren Road  
Purley  
CR8 1AA  
Ward : **Purley And Woodcote**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/06178/HSE (Demolition of existing conservatory and erection of two-storey front extension. Erection of replacement of rear ground floor extension and other alterations including, refurbishment and installation of windows, doors, rendered facades and re-cladding and insulation of existing roof. Extension and renovation of the garage facing Warren Road with addition of a new pedestrian access to the garage. Alterations and renovations to stairs which provide site access with associated landscape works).

Date Decision: 30.11.22

### Not approved

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Ref. No. : 22/04609/DISC **Ward : Purley And Woodcote**  
Location : Umed Villa **Type: Discharge of Conditions**  
Birch Lane  
Purley  
CR8 3LH

Proposal : Discharge of condition 7 (construction logistics Plan) attached to planning permission 22/02577/FUL for Demolition of existing house, alterations, erection of replacement single/two storey house incorporating dormer extensions with accommodation within the roof space, double garage and swimming pool

Date Decision: 30.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01901/HSE **Ward : Sanderstead**  
Location : 8 Briton Hill Road **Type: Householder Application**  
South Croydon  
CR2 0JL

Proposal : Erection of single storey rear extension. Includes alterations.

Date Decision: 22.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02477/HSE **Ward : Sanderstead**  
Location : 53 Harewood Gardens **Type: Householder Application**  
South Croydon  
CR2 9BU

Proposal : Erection of a two storey side extension and a single storey rear extension (replacing the existing rear extension).

Date Decision: 02.12.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/04292/ADV **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Bus Shelter, Limpsfield Road At The Junction Type: Consent to display  
With Orchard Road advertisements  
Croydon  
CR2 9BR

Proposal : Advertising as part of a new bus shelter

Date Decision: 24.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04293/ADV Ward : **Sanderstead**  
Location : Bus Shelter, Outside 173 Type: Consent to display  
Upper Selsdon Road advertisements  
South Croydon  
CR2 0DW

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/00926/HSE Ward : **Selsdon And Addington  
Village**  
Location : 121 Littleheath Road Type: Householder Application  
South Croydon  
CR2 7SL

Proposal : Alterations and erection of a first/second floor side extension, a single storey rear extension, a hip to gable roof extension and a rear dormer.

Date Decision: 30.11.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02711/HSE Ward : **Selsdon And Addington  
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 11 Palace Green  
Croydon  
CR0 9AJ

Type: Householder Application

Proposal : Partial demolition and erection of a two storey side extension, single storey rear extension and land level changes at rear

Date Decision: 25.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03061/GPDO

**Ward : Selsdon And Addington  
Village**

Location : 6 Gravel Hill  
Croydon  
CR0 5BB

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

Proposal : Change the use of veterinary surgery from Use Class E to Use Class C3 to form one residential unit

Date Decision: 25.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04011/HSE

**Ward : Selsdon And Addington  
Village**

Location : Woodlands  
Bishops Walk  
Croydon  
CR0 5BA

Type: Householder Application

Proposal : Erection of single-storey rear extension. Erection of roof terrace to rear extension.

Date Decision: 28.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04033/HSE

**Ward : Selsdon And Addington  
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 33 Farnborough Avenue  
South Croydon  
CR2 8HG

Type: Householder Application

Proposal : Erection of two storey side extension with a single storey side extension attached following demolition of existing side structures and garage.

Date Decision: 24.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04096/PA8

Location : Addington Road Opposite Junction With  
Byron Road  
South Croydon  
CR2 8LA

Ward : **Selsdon And Addington  
Village**

Type: Telecommunications Code  
System operator

Proposal : Installation of 15m high telecommunications Monopole and associated ancillary works.

Date Decision: 29.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04265/GPDO

Location : 46 The Gallop  
South Croydon  
CR2 7LP

Ward : **Selsdon And Addington  
Village**

Type: Prior Appvl - Class AA upto 2  
storeys

Proposal : Notification for prior approval under the GPDO 2015 under Class AA for an upwards extension of one storey to a dwellinghouse

Date Decision: 23.11.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/04511/GPDO

Ward : **Selsdon And Addington  
Village**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 46 The Gallop  
South Croydon  
CR2 7LP  
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: 21.11.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03918/TRE  
Location : 12 Abercorn Close  
South Croydon  
CR2 8TG  
Ward : **Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 Scots Pine - Fell  
(TPO 19,1972)

Date Decision: 22.11.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/03996/LP  
Location : 39 Boxford Close  
South Croydon  
CR2 8SY  
Ward : **Selsdon Vale And Forestdale**  
Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage to habitable room.

Date Decision: 21.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03997/DISC  
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Vehicle Repair Workshop And Premises Type: Discharge of Conditions  
Garages Rear Of 156 To 180  
Addington Road  
South Croydon  
CR2 8LB

Proposal : Discharge of Condition 11 (Construction Logistics) attached to permission 18/04516/FUL for Demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking

Date Decision: 24.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04409/FUL Ward : **Selhurst**  
Location : 14 Windmill Road Type: Full planning permission  
Croydon  
CR0 2XN  
Proposal : Alterations, erection of hip to gable and rear dormer extension and installation of 1 rooflight in front roofslope.

Date Decision: 25.11.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04440/FUL Ward : **Selhurst**  
Location : 14 Windmill Road Type: Full planning permission  
Croydon  
CR0 2XN  
Proposal : Alterations, erection of single-storey rear/side extension.

Date Decision: 25.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04178/LP Ward : **Selhurst**  
Location : 79 Milton Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 2BJ

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Proposal : Use of existing dwellinghouse (use class C3a) as residential home for up to 4 residents living together as a single household receiving care (use class C3b)

Date Decision: 01.12.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04294/ADV

Ward : **Selhurst**

Location : Bus Shelter 0108 Newgate Road  
Junction With Lower Addiscombe Road  
Croydon  
CR0 2UW

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04295/ADV

Ward : **Selhurst**

Location : Bus Shelter Whitehorse Road Opposite  
Devonshire Place  
Croydon  
CR0 2HA

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 21.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04546/DISC

Ward : **Selhurst**

Location : 75 - 77 Whitehorse Road  
Croydon  
CR0 2JJ

Type: Discharge of Conditions

Proposal : Part-Discharge of Condition 14 (Part a(i) only (Contamination - Phase 1 Desk Study)) 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: 30.11.22



## Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Proposal : Variation of Condition 3 (hours of operation) of planning permission ref 09/02137/P granted for Remodelling and enhancement of driving range to include changes in land levels, creation of adventure mini golf course, relocation of teaching bays and erection of 20 metre high boundary containment fencing ( The variation is for the following the adventure golf course shall not be used except between Monday to Thursday 9am to 10pm and Friday/Saturdays/Sundays/Bank Holidays 8.30am to 8pm).

Date Decision: 21.11.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/01742/HSE  
Location : 43 Spring Park Road  
Croydon  
CR0 5ED

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

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

Date Decision: 25.11.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/03012/HSE  
Location : 7 Oak Way  
Croydon  
CR0 7ST

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

Proposal : Erection of single storey side extension to east and west elevation. Erection of single storey rear extension.

Date Decision: 23.11.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/03052/HSE  
Location : 7 Oak Way  
Croydon  
CR0 7ST

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

Proposal : Erection of a boundary wall on the front and sides of the property.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 23.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04251/TRE  
Location : Land Adjacent To 37 Primrose Lane  
Croydon  
CR0 8YN

**Ward :** Shirley North  
**Type:** Consent for works to protected trees

Proposal : Old English Oak Tree - 3m lateral reduction to branches over highway.  
(TPO no. 21, 1986)

Date Decision: 22.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03686/HSE  
Location : 63 Links View Road  
Croydon  
CR0 8ND

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

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

Date Decision: 28.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04210/LP  
Location : 12 Shirley Church Road  
Croydon  
CR0 5EE

**Ward :** Shirley South  
**Type:** LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer and installation of 1 roof light to the front slope.

Date Decision: 25.11.22

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Land To The Rear Of 14-18 Castlemaine Avenue  
South Croydon  
CR2 7HQ

Type: Full planning permission

Proposal : Demolition of existing garage and swimming pool adjacent to No.18 and formation of vehicular access to rear, and erection of two pairs of semi-detached, 3-bed houses, together with associated access, parking, amenity space and landscaping.

Date Decision: 25.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02852/HSE

Location : 33 Kingsdown Avenue  
South Croydon  
CR2 6QG

Ward : **South Croydon**

Type: Householder Application

Proposal : Erection of single storey side return extension on ground floor and extended balcony protruding from ground floor

Date Decision: 21.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03594/FUL

Location : Flat 2  
5 Birdhurst Road  
South Croydon  
CR2 7EE

Ward : **South Croydon**

Type: Full planning permission

Proposal : Conversion and extension of lower ground floor storage as part of the ground floor flat; replacement of existing windows

Date Decision: 02.12.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03937/HSE

Ward : **South Croydon**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : 3 Winchelsey Rise  
South Croydon  
CR2 7BP  
Type: Householder Application

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

Date Decision: 25.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03969/HSE  
Location : 28 Bench Field  
South Croydon  
CR2 7HX  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Demolition of detached garage. Erection of two-storey side extension and single storey front porch.

Date Decision: 30.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04173/HSE  
Location : 28 Campden Road  
South Croydon  
CR2 7EN  
Ward : **South Croydon**  
Type: Householder Application

Proposal : Erection of single storey wrap around side/rear extension

Date Decision: 30.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05586/NMA  
Location : 24 Station Road  
South Norwood  
SE25 5AF  
Ward : **South Norwood**  
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Proposal : Non-Material Amendments (NMA) to extant planning permission Ref.16/06491/FUL granted 22 June 2017

Date Decision: 23.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02726/HSE  
Location : 58 South Norwood Hill  
South Norwood  
London  
SE25 6AF

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

Proposal : Installation of dropped kerb and car parking provision in the front garden.

Date Decision: 29.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03397/DISC  
Location : 18 Adair Close  
South Norwood  
London  
SE25 4HF

**Ward : South Norwood**  
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 8 (tree protection) from planning permission 19/02683/FUL for 'Erection of a two bedroom end of terrace house'

Date Decision: 02.12.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04119/DISC  
Location : 52 Bensham Grove  
Thornton Heath  
CR7 8DA

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

Proposal : Discharge Condition 8 (Land Levels) attached to Planning Permission ref. 19/03033/FUL for 'Demolition of existing building and erection of 2 three storey blocks comprising 6 x 1 bedroom, 7 x 2 bedroom and 4 x 3 bedroom flats'

Date Decision: 29.11.22

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Location : Croydon Fire Station  
90 Old Town  
Croydon  
CR0 1AR

Type: Observations on permitted development

Proposal : Installation of 3no. antennas replacement of 3no. existing antennas with 3no. new antennas, internal cabinet works and ancillary works thereto.

Date Decision: 25.11.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/02869/PDO

Location : John Mason Ltd  
5 Mill Lane Trading Estate  
Mill Lane  
Croydon  
CR9 4PS

Ward : **Waddon**

Type: Observations on permitted development

Proposal : Upgrade of an existing base station consisting of the proposed installation of 3 no antennas with a further relocation of 6 no antennas, removal and replacement of 2 cabinets for proposed 1 no cabinet with ancillary development thereto.

Date Decision: 25.11.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/04015/HSE

Location : 92 Thorneloe Gardens  
Croydon  
CR0 4EP

Ward : **Waddon**

Type: Householder Application

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

Date Decision: 30.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04171/HSE

Location : 57 Foss Avenue  
Croydon  
CR0 4EW

Ward : **Waddon**

Type: Householder Application

Proposal : Erection of single storey front/side extension

Decisions (Ward Order) since last Planning Control Meeting as at: 5th December 2022

Date Decision: 30.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04438/PDO  
Location : Waddon Leisure Centre  
451 Purley Way  
Croydon  
CR0 4RG

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

Proposal : Installation of 6no. antennas, 1no. 300mm dish, 1no. 600mm dish and ancillary works thereto

Date Decision: 21.11.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/02901/DISC  
Location : 16 Southcote Road  
South Norwood  
London  
SE25 4RG

**Ward : Woodside**  
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 4 (bicycle storage) from planning permission 21/01915/FUL for 'To change the use of the building from a single family dwelling (C3) to a HMO (C4) for up to 5 persons on a temporary basis for 5 years'

Date Decision: 30.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03392/GPDO  
Location : 12 Portland Road  
South Norwood  
London  
SE25 4PF

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

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



Ref. No. : 22/04150/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 four self-contained dwellings (Prior Approval Notification - Schedule 2, Part 3, Class MA).

Date Decision: 29.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04651/GPDO  
Location : Ground Floor Shop  
10 Carmichael Road  
South Norwood  
London  
SE25 5LT

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

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

Date Decision: 25.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/04211/LP  
Location : 11A Dunheved Road West  
Thornton Heath  
CR7 6AP

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

Proposal : Erection of outbuilding in rear garden

Date Decision: 02.12.22

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

Level: Delegated Business Meeting

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