

# 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, 1 December 2022** at **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 23 November 2022

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

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

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

The agenda papers for all Council meetings are available on the Council website  
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If you require any assistance, please contact Tariq Aniemeka-Bailey  
020 8726 6000 x64109 as detailed above.

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Disclosure of Interest**

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

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

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

**4. Development presentations (Pages 5 - 6)**

To receive the following presentations on a proposed development:

There are none.

**5. Planning applications for decision**

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

**5.1 19/06039/FUL - 16-18 Park Road, Kenley CR8 5AP (Pages 7 - 38)**

Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.

Ward: Kenley

Recommendation: Grant permission

**5.2 20/02632/FUL - 72 Waddington Avenue, Coulsdon, CR5  
1QN (Pages 39 - 62)**

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

Ward: Old Coulsdon  
Recommendation: Grant permission

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

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

There are none.

**7. Other planning matters (Pages 63 - 134)**

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 7 November 2022 and 18 November 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 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.

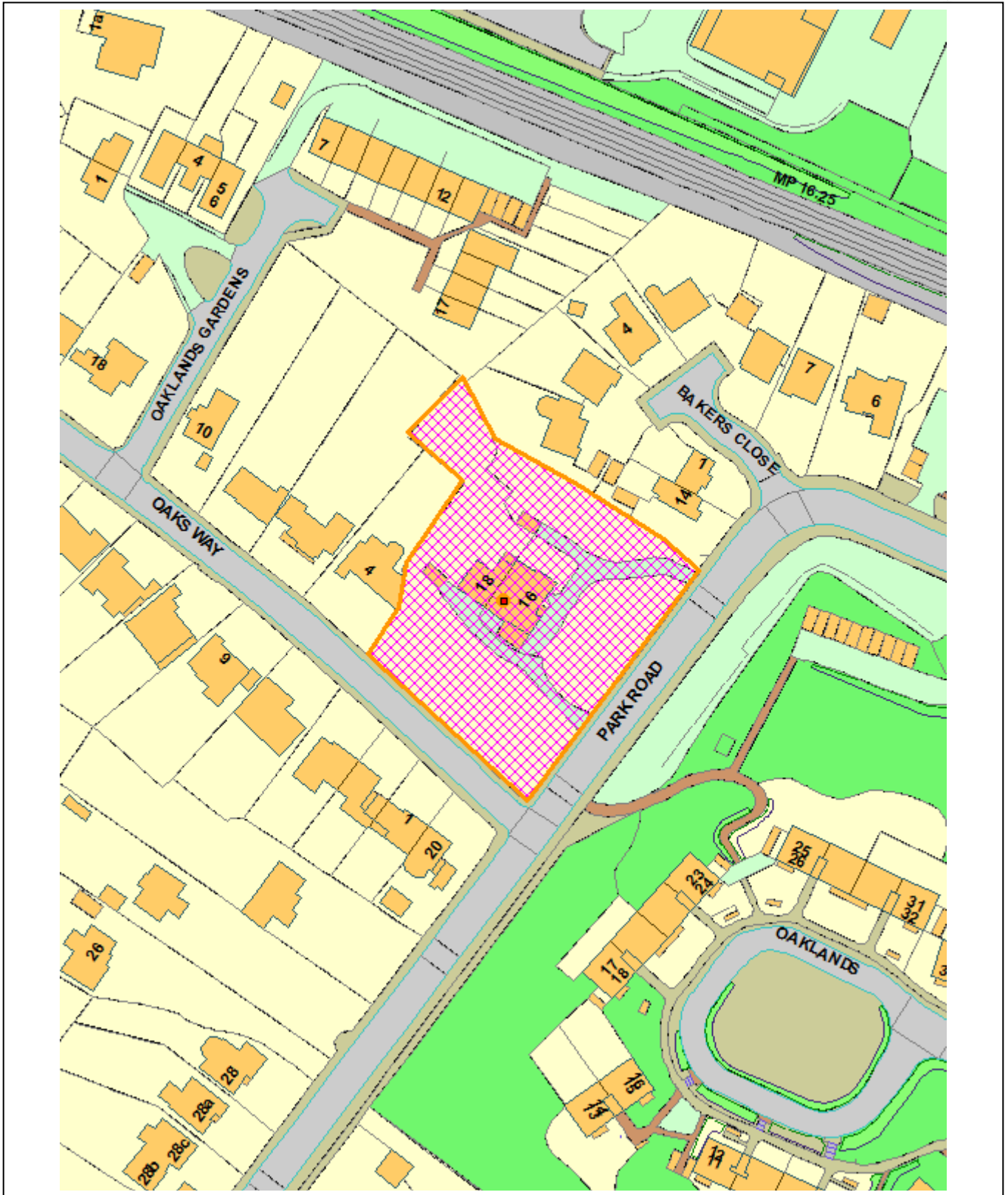
#### **5 BACKGROUND DOCUMENTS**

- 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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PART 6: Planning Applications for Decision

Item 6.1

**1 APPLICATION DETAILS**

Ref: 19/06039/FUL  
 Location: 16-18 Park Road, Kenley CR8 5AP  
 Ward: Kenley  
 Description: Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.  
 Drawing Nos: 2574; SV01; SV02; SV03; PL200A; PL201; PL202; PL203; PL204; PL205; PL206; PL207A; PL208; PL209; PL2010; PL211; ZLA873-L-010-E  
 Applicant: Mrs H Mulcahy  
 Agent: Mrs T Everson, Planit Consulting  
 Case Officer: Yvette Ralston

	<b>Housing Mix</b>					
	<b>1 bed</b> (2 person)	<b>2 bed</b> (3 person)	<b>2 bed</b> (4 person)	<b>3 bed</b> (6 person)	<b>4 bed</b> (7 person)	<b>TOTAL</b>
<b>Existing</b>					1	
<b>Proposed</b> (market housing)			1	3	5	9

<b>Vehicle and Cycle Parking (London Plan Standards)</b>	
<b>PTAL: 2</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
8.75	9
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
18	18
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>
2	2

- 1.1 This application is being reported to committee because:
- The previous ward councillor (Cllr Steve O'Connell AM) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
  - Objections above the threshold in the Committee Consideration Criteria have been received

**2 RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission

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

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

- a) Sustainable Transport contributions of £13,500
- b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

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

### **Conditions**

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

#### Pre-commencement

- 3) Submission of Construction Logistics Plan
- 4) Additional badger walkover survey

#### Prior to above ground floor slab level

- 5) Submission of materials/details
- 6) Submission of Biodiversity Enhancement Strategy
- 7) Submission of SUDS details

#### Pre-occupation

- 8) Submission of cycle and refuse details
- 9) Submission of details of communal outside space, play space and a landscape management plan
- 10) Submission of details of accessible housing, demonstrating how the development will achieve 1x M4(3) and 4x M4(2) accessible units unless demonstrated not to be feasible.

#### Compliance

- 11) Obscure glazing on side facing windows of houses 1, 8 and 9 (first floor) and side facing living room window of flat 6.
- 12) In accordance with ecological appraisal recommendations
- 13) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 14) Compliance with Landscaping Plan
- 15) Car parking in accordance with plans, inclusion of EVCPs and no boundary treatments above 0.6m in sightlines
- 16) Compliance with energy and water efficiency requirements
- 17) Compliance with requirements of the Fire Statement
- 18) Removal of PD rights for the houses
- 19) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

## Informatives

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 4) Highways informative in relation to s278 and s38 works required
- 5) Compliance with Building/Fire Regulations
- 6) Construction Logistics Informative
- 7) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

2.6 That if within 3 months of the committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

### 3 PROPOSAL AND LOCATION DETAILS

#### Proposal

3.1 Permission is sought for:

- Retention of the locally listed building on the site with the addition of a 2 storey rear extension to facilitate the conversion of the building into 4 flats. Communal bin and bike storage for the flats is proposed externally.
- Construction of 2 x pairs of semi-detached houses and 1 detached house on the corners of the site.
- A repositioned access point from Park Road and provision of 9 car parking spaces
- Retention of the boundary trees, with new soft landscaping across the site



*Figure 1: View of locally listed building (flats) and houses 2 & 3 to the left*

## Amendments

- 3.2 Re-consultation on revised plans took place between 21 October 2020 and 6 November 2020. The main change was a reduced depth of the proposed extension to the host dwelling.
- 3.3 A second re-consultation on revised plans and additional supporting documents took place between 26 April 2022 and 12 May 2022. The main changes were a further reduction in the scale of the proposed extension to the host dwelling and amendments to the detailed design of the new dwellings.

## **Site and Surroundings**

- 3.4 The site occupies a prominent corner plot on the corner of Park Road and Oaks Road. The site is occupied by 2 vacant semi-detached residential properties. The building is locally listed (Kenmure 16-18 Park Road, Kenley).
- 3.5 The site is surrounded by and hidden from view by significant and well established trees and vegetation to the front, side and rear of the site. Many of these trees are protected by Tree Preservation Orders (TPOs) and the area has a very verdant feel. The topography rises steeply to the side and the rear of the site and as such the property appears lower than the ground level of the surrounding area.

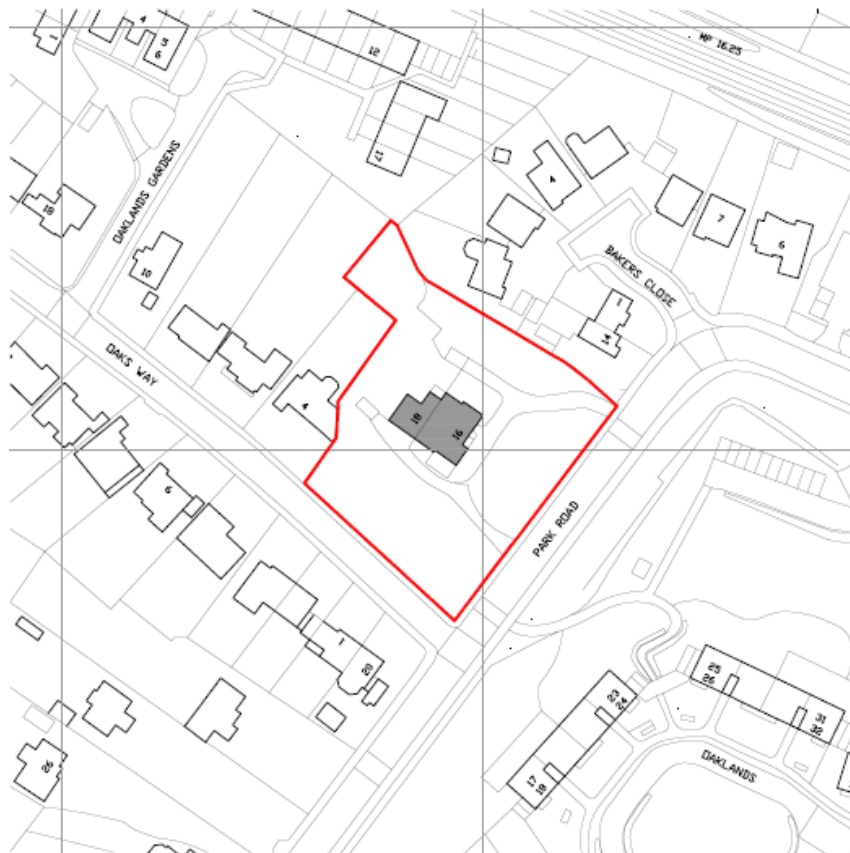


Figure 2: Site location plan

## Planning Designations and Constraints

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

- Area of Focussed Intensification
- Locally Listed building
- Eastern side of the site is within a Croydon Panorama
- PTAL: 2
- Park Road is a Borough Classified Road
- Flood Risk Zone: 1
- Surface water flood risk: medium
- Critical Drainage Area (designated by the Environment Agency)

## Planning History

3.7 The following planning decisions are relevant to the application:

- 89/00250/P: Erection of three storey building providing sheltered accommodation for the elderly comprising 15 one and 11 two bedroom flats including wardens flat, with communal facilities and guest room; formation of vehicular access and provision of 8 parking spaces. **Permission refused**
- 89/00251/P: Erection of three storey building providing sheltered accommodation for the elderly comprising 15 one and 11 two bedroom flats including wardens flat, with communal facilities and guest room; formation of vehicular access provision of 8 parking spaces. **Permission refused**
- 96/00443/P: Erection of 1.8m and 1.45m high wooden fence to front and side boundaries. **Permission granted 15.05.1996**

### Pre-application history

- 18/03455/PRE: Demolition of existing dwelling and redevelopment of site for residential scheme.
- 19/01101/PRE: Proposed retention of existing building and erection of 9 new dwellings.
- 19/06039/FUL: Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 9 residential units in the Area of Focussed Intensification is acceptable in principle
- The proposed extensions to the rear of the locally listed building would preserve and enhance the character of the building
- The proposed houses would be acceptable in terms of their design and layout across the site

- The proposed quality of accommodation would be acceptable. The 2 upper floor flats within the locally listed building would not have private amenity space but this would be mitigated by increased internal space and access to communal open space
- Amenity impacts on neighbouring properties would be adequately mitigated
- Proposed tree removals would be mitigated by replacement tree planting and a high quality landscaping scheme
- 9 car parking spaces are proposed on site and no detrimental impacts on the highway network or highway safety are identified. Cycle parking is proposed.
- Surface water flood risk has been considered and details would be finalised by condition.
- No impacts on ecology are identified and appropriate precautionary and enhancement measures are proposed.
- Suitable planning obligations and conditions are recommended.

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

## **5 CONSULTATION RESPONSE**

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

5.2 The following were consulted regarding the application:

### **Ecology**

5.3 No objection subject to securing biodiversity mitigation and enhancement measures. Further detail is provided below.

### **Trees**

5.4 No objection subject to replacement planting. Further detail is provided below.

### **Strategic Transport**

5.5 Amendments have been made to respond to comments. Further detail is provided below.

### **Spatial planning (design)**

5.6 Detail provided below.

## **6 LOCAL REPRESENTATION**

6.1 A total of 24 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one site notices displayed in the vicinity of the application site (in October 2020). The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 34      Objecting: 33      Supporting: 0      Neutral: 1

6.2 The Kenley & District Residents' Association made representations (objecting) (February 2020) on the following grounds:

- The windfall housing targets in the new London Plan are lower than the draft London Plan.
- Croydon Council is ahead of its housing targets
- Council has too much focus on meeting housing targets
- Intensification should not take place in Kenley just because it is within 1000m of a train station or because it is designated as a Focused Intensification Zone.
- Cumulative impacts on roads
- Loss of green space and trees
- The site is within 330m of bus stops and shops on the Godstone Road but the walking route is difficult, over a humpback bridge, there is a busy road, and the shops are poor.
- Proposal will result in loss of street parking due to the driveway entrance
- Overflow parking will be created

6.3 Councillor Steve O'Connell AM (no longer a Cllr) made representations objecting on the following grounds:

- Overdevelopment.
- Cramped design.
- Out of character.
- Loss of trees.
- Loss of privacy.

6.4 Chris Philp MP made representations objecting (in March 2020 and August 2022) on the following grounds:

- Overdevelopment
- Out of character with the neighbouring properties
- Proposed extension is too large and not subservient
- Amenity impacts on number 4 Oaks Way due to overbearing massing, overlooking, loss of privacy
- Loss of a significant number of mature trees and inadequate replacements
- Poor amenity for houses 8 and 9 and flat 6 due to lack of daylight/sunlight
- Impact on local infrastructure
- Does not meet the Mayor of Croydon's commitment that development should be design-led and not density-led and that proposals should respect local character.

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

Objection	Officer comment
<b>Character and layout</b>	
<ul style="list-style-type: none"> <li>• Overdevelopment of the site / too many homes on the site</li> </ul>	<ul style="list-style-type: none"> <li>• The site is extensive and is located within an Area of Focused</li> </ul>

<ul style="list-style-type: none"> <li>• Not in keeping with the character of the area</li> <li>• Extension to the main house is double the existing building / not subservient</li> <li>• The main building will be large and dwarf the house at number 6.</li> <li>• Inadequate landscaping plan / too much hardstanding</li> <li>• Similar to the scheme at Sherwood Oaks that is swamped by houses built in its grounds</li> <li>• Is density-led rather than design-led</li> <li>• Proposed glazing of the new houses not in keeping with local fenestration</li> </ul>	<p>Intensification so can support the provision of 9 units.</p> <ul style="list-style-type: none"> <li>• The proposed extension to the main house has been significantly reduced in size through the assessment of the application</li> <li>• All other comments addressed in the report.</li> </ul>
<b>Impact on locally listed building</b>	
<ul style="list-style-type: none"> <li>• Kenmure is of historic significance because it is one of the only remaining buildings of this type and style so should be preserved.</li> <li>• Contemporary housing around the locally listed building and near the site entrance will destroy its significance. The area at the front should be retained as is.</li> <li>• Tin roofs not in keeping and would harm the visual appeal of the heritage asset</li> <li>• Proposed extension to the building is not subservient</li> <li>• The new buildings will overpower the original building</li> </ul>	<ul style="list-style-type: none"> <li>• Kenmure is proposed to be retained and sympathetically extended</li> <li>• The proposed housing is traditional in style, not contemporary</li> <li>• Tin roofs no longer form part of the proposal</li> <li>• All other comments addressed in the report.</li> </ul>
<b>Impacts on neighbouring amenity</b>	
<p><u>4 Oaks way</u></p> <ul style="list-style-type: none"> <li>• Overlooking and loss of privacy</li> <li>• Any development to the rear of Kenmure is detrimental to 4 Oaks Way. Currently the separation distance to 4 Oaks Way is 12m and this will be reduced to 7m with a brick wall</li> <li>• Removal of trees on the rear boundary, particularly 47 and 51, will reduce privacy to 4 Oaks way and enable the residents of 4 Oak way to see across the whole site from their windows (whereas currently they see trees). Laurel bushes on the boundary will not mitigate. Need more details of boundary treatments.</li> <li>• Drawing 2574 – SV01 does not show the conservatory and patio to the rear of 4 Oaks Way.</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> <li>• Drawing SV01 is the topography plan. The conservatory of 4 oaks Way is shown on the other relevant plans.</li> <li>• 3 Oaks Way is on the opposite side of the road, separated from the boundary of the application site by around 20m. Trees on the boundary would be retained and the proposed new houses would not be in proximity to 3 Oaks Way.</li> </ul>



<ul style="list-style-type: none"> <li>• Rear windows and First floor rear balcony will overlook garden of 4 Oaks Way</li> <li>• Bin store in proximity to 4 Oaks Way is a concern.</li> </ul> <p><u>Other properties</u></p> <ul style="list-style-type: none"> <li>• Overlooking to 3 Oaks Way</li> </ul>	
<b>Impacts on trees, habitats, pollution, flooding</b>	
<ul style="list-style-type: none"> <li>• Tree felling, loss of TPO trees.</li> <li>• Inadequate replanting</li> <li>• Destruction of habitats</li> <li>• Loss of green space</li> <li>• Increase in carbon footprint</li> <li>• Future occupiers will want to cut down trees</li> <li>• large trees have already been felled without permission</li> <li>• The area is at high risk of flood so trees should be preserved.</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>
<b>Quality of accommodation</b>	
<ul style="list-style-type: none"> <li>• No cycling provision for houses 8 and 9</li> <li>• Good quality amenity space is not provided</li> <li>• No information about bin storage / there will be too many bins stored on the road on collection day</li> <li>• Flat 6 (GF) and houses 8 &amp; 9 will have limited daylight as they will be overshadowed by trees and the property at 4 Oaks Way.</li> <li>• Quality of flats 6 and 7 (3-beds) is inadequate</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> <li>• The proposal is not dense so it is considered that these units would receive adequate daylight via their windows</li> </ul>
<b>Highways impacts</b>	
<ul style="list-style-type: none"> <li>• Inadequate on-site car parking, and no visitor parking, will lead to overspill onto the roads</li> <li>• Visibility splays do not take parked cars or pedestrians into account</li> <li>• There is a lot of commuter parking and residents parking in the vicinity. In particular Oaks Way is very busy 7:30-09:00 and 16:30-18:00 and cars parked can cause congestion at the junction. There is limited space for overspill parking.</li> <li>• Emergency vehicles and refuse vehicles will have difficulty accessing the site because cars park on the street nearby</li> <li>• Vehicle manoeuvres on site will be difficult</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>

<b>Other planning matters</b>	
<ul style="list-style-type: none"> <li>Increased pressure on local infrastructure, doctors, local transport, schools etc.</li> </ul>	<ul style="list-style-type: none"> <li>A CIL contribution toward local infrastructure would be required</li> </ul>
<b>Not material matters</b>	
<ul style="list-style-type: none"> <li>Will set a precedent for further development</li> <li>Increase in noise and traffic during the build</li> <li>Too many flats in Kenley</li> <li>The site has been deteriorating over the years with some squatting, vandalism etc.</li> </ul>	
<b>Neutral</b>	<b>Officer comment</b>
<ul style="list-style-type: none"> <li>Support the proposal apart from the zinc pitched roofs which are not in keeping</li> <li>Pleased to see the roof changed to conventional materials and fully pitched, and the reduction in the size of the extension in revised plans</li> <li>PD rights should be removed from the permission</li> </ul>	<ul style="list-style-type: none"> <li>The proposed Zinc roofs have been omitted</li> <li>Removal of PD rights is to be secured by condition.</li> </ul>

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012). Although not an exhaustive list, the policies which are most relevant to the application are:

#### London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking

### Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- Policy DM18: Heritage assets and conservation
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

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

### **Planning Guidance**

#### National Planning Policy Framework (NPPF)

7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Delivering a Sufficient Supply of Homes
- Promoting Sustainable Transport
- Achieving Well Designed Places

#### SPDs and SPGs

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

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)

- National Design Guide (2021)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

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

### **Principle of development**

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

8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

8.4 There is limited developable land available for residential development within the built up area of the borough. Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. London Plan policy H1 states that boroughs should optimise housing delivery on sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The site has a PTAL of 2 and is a 220m walk from Kenley Station, and is therefore suitable for some level of residential intensification given its proximity to the train station. In addition, the site falls within an Area of Focussed Intensification known as the 'Area around Kenley Station' designated under Local Plan policy DM10 and shown on the Policies Map.

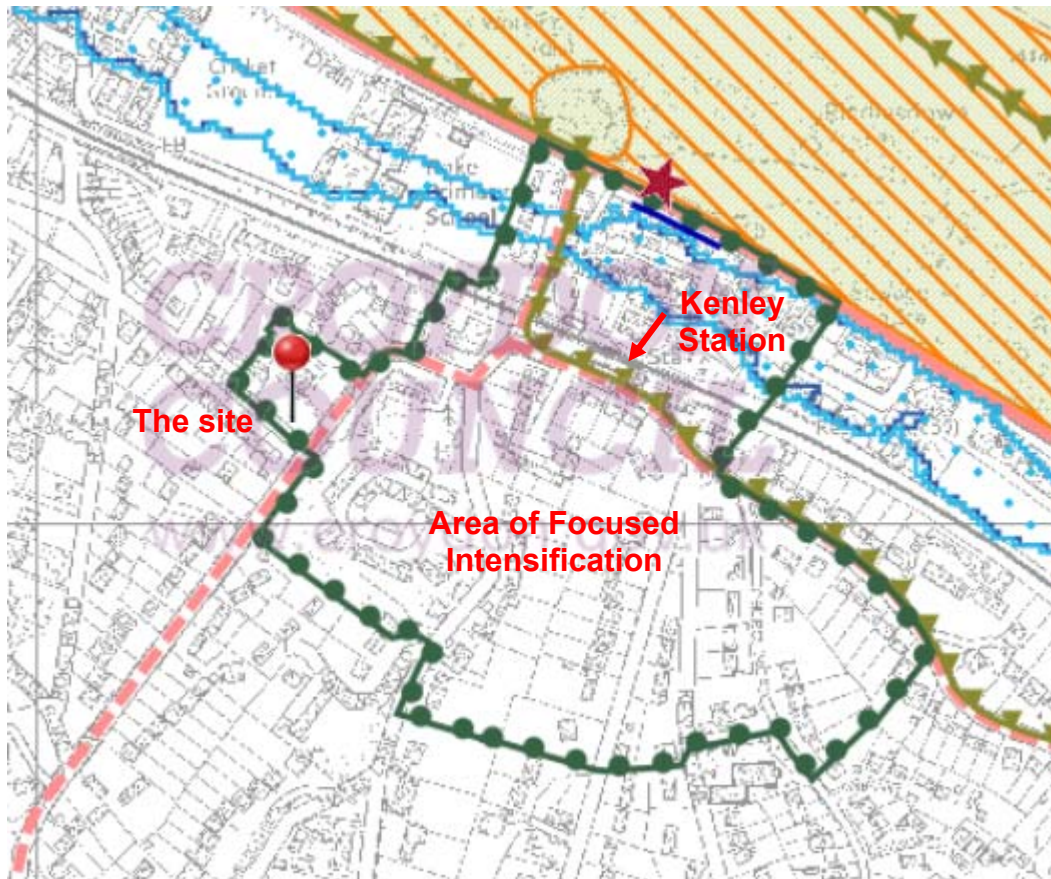


Figure 3: Extract from the Policies Map

- 8.5 Within an Area of Focused Intensification, policy DM10.11 outlines that ‘new development may be significantly larger than existing and should;
- a. Be up to double the predominant height of buildings in the area
  - b. Take the form of character types “Medium-rise block with associated grounds”, “Large buildings with spacing”, or “Large buildings with Continuous frontage line”
  - c. Assume a suburban character with spaces between buildings.
- Developments in focussed intensification areas should contribute to an increase in density and a gradual change in character. They will be expected to enhance and sensitively respond to existing character by being of high quality and respectful of the existing place in which they would be placed.*
- 8.6 The policy context outlined above supports the intensification of residential use on this site. The proposal, however, recognises that there are multiple constraints on this site, such as the locally listed nature of the building, the TPO trees and the suburban character of the area, and proposes a gentle level of intensification with a net increase of 8 units. Although the proposal would result in significantly less development than encouraged by Policies SP2 and DM10.11, this is considered to be an appropriate response to the site’s constraints and the policy context and the principle of the proposal is acceptable.

## **Housing tenure and size mix**

### Tenure

- 8.7 The proposed scheme for 9 units would not trigger affordable housing contributions in line with policy SP2 and London Plan policy H4 or H5. All units are proposed to be for market sale.

### Unit size mix

- 8.8 Local Plan policy DM1.2 seeks to prevent the net loss of small family sized homes. Local Plan policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. Policy DM1.2 seeks to avoid a net loss of 3-bed family-sized homes.
- 8.9 The proposal is for 5 x 4b7p homes comprising 2 x pairs of semi-detached dwellings and 1 x detached dwelling, and 4 flats within the locally listed building comprising 3 x 3b6p flats and 1 x 2b4p flats. This mix is acceptable, comprising 8 x family sized units, and complies with the requirements of policy SP2.7.

## **Design and impact on the character of the area**

- 8.10 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

### Site layout

- 8.11 The site is a spacious corner plot surrounded by mature trees. The surrounding area is verdant, spacious and open, and this is echoed in the layouts of the built environment which generally comprises detached houses on large plots. There are examples of planned estates of semi-detached and detached houses in the vicinity including Bakers Close immediately to the north which comprises detached dwellings, and Oaklands to the east. The extensive tree canopy cover and large front or rear gardens is noticeable across the area. The application site is one of the largest in the immediate and its designation as part of the Area of Focussed Intensification recognises its potential for a denser form of development – with emphasis on responding to the existing character of the area.
- 8.12 The proposed site layout involves new houses positioned to the north, south and eastern corners of the site, with a rear extension to the host dwelling to facilitate the conversion to 4 flats. The proposed positioning of the new buildings across the site helps to maintain a sense of openness, with ample green space retained, thereby respecting the spacious character of the area.
- 8.13 The historic layout of the site comprised one large detached property set far back into the site, with an open frontage between Park Road and the property. This openness between the main building frontage and Park Road would be retained in the proposed layout, as the new dwellings are proposed in the southern, eastern and northern

corners of the site, screened from Park Road by trees. The car parking would be positioned to the front of the site, in front of the original dwelling, but this would also be screened from Park Road by mature trees and separated from the locally listed building by hedging. The historic open frontage would be retained, with car parking and landscaping positioned in front of the building to maintain openness. Although the proposal would subdivide the plot into smaller plots for new houses, the extent of the original plot remains legible as the subdivision would be achieved by hedging and soft landscaping (rather than high fences) with all paths leading from the main front entrance on Park Road to the front entrances of each dwelling. A communal garden is proposed in the western corner of the site, with soft landscaping retained/enhanced across the whole site. The overall plot therefore retains a familial layout and a sense of openness.

- 8.14 The new dwellings proposed in the front corners of the site (1, 2 and 3) facing Park Road would align with the front building line along Park Road. The rear semi-detached houses (8 and 9) would be positioned in a way that is reflective of the close-style development in the immediate vicinity (Bakers Close and Oaklands). Adequate spacing to neighbouring properties outside the site would be retained, along with the retention of the mature boundary trees, which helps to retain the spacious and open character of the site.

#### Extensions to the locally listed building



*Figure 4: Proposed Street Scene on Park Road (locally listed building centrally, with new houses on either side)*

- 8.15 The existing building on the site, 'Kenmure' is locally listed and dates from Victorian times. A 'locally listed building' is not a designated heritage asset, but is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical or environmental significance.
- 8.16 Kenmure was built before 1883 and makes a positive contribution towards the wider historic environment, but is currently vacant and falling into disrepair. The house is a tall 2 storey building with a number of variously sized steep gables with decorative bargeboards and bay windows in an arts and crafts style. The existing dwelling has a basement and provides 3 storeys of accommodation. It is a common style of Victorian dwelling and has been assessed within the Heritage Statement submitted with the application (prepared by The Heritage Advisory) as holding 'medium' historical value in terms of its design. The interior of the property remains largely unaltered but with no specific historical value and has been assessed as holding 'low to medium' significance. It does not hold any special architectural interest and has been assessed as holding 'low to medium' aesthetic value.

- 8.17 NPPF paragraph 203 states that 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. London Plan policy HC1 states that 'development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'.
- 8.18 Local Plan policy DM18.5 states that in order to preserve and enhance the character, appearance and setting of Locally Listed Buildings within the borough, the Council will determine all development proposals that affect Locally Listed Buildings in accordance with the following:
- a) Substantial weight will be given to preserving and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building;
  - b) All alterations and extensions should enhance the building's character, setting and features and must not adversely affect the significance of the building; and
  - c) All proposals for development must have regard to Croydon's Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document or equivalent.
- 8.19 The most historically valuable features of the building are the front façade and roof scape, which would be retained. The proposal is for the partial demolition of the rear northern corner of the locally listed building, and the demolition of the brick conservatory (which is a modern addition) attached to the front. A 4.6m deep 2 storey plus basement extension would be added to the northern corner of the building in a style to match the locally listed building. The extended part would feature 2 steep gables of a narrower width than the original gables and with a lesser projection. They would also have a less intricate style of bargeboard. This helps to ensure the extended part remains subservient to the original property. The roof ridge and eaves height would match the existing and the extended part would join seamlessly with the original part of the building.
- 8.20 The northern corner of the building is the most altered, and retains least architectural interest or authenticity, and the conservatory currently detracts from the significance of the building, so the proposed removal of these parts of the building would not adversely affect the heritage significance of the building. The proposed extensions have been designed in an architecturally sympathetic manner to facilitate to subdivision of the property into 4 flats. The proposed extension would not affect the lines of visibility of the building from the street. where the extensions would be visible, for example from within the site or from upper floors of neighbouring dwellings, the proposed detailing and materiality are of a high quality and would be appropriately assimilated into the setting and would not detract from the overall appearance of the heritage asset.
- 8.21 The main front façade, entrance porch and arts and crafts roof scape of the building would be retained and preserved. The principal significance of the building, i.e., its external appearance, would therefore be retained. Internally, much of the original fabric of the building would also be retained. Overall, the proposed alterations to the locally listed building are considered to preserve and enhance the building.



## New dwellings

- 8.22 The proposed new dwellings are positioned towards the northern, southern and eastern corners of the site. The 5 new dwellings (2 x pairs of semi-detached and 1 x detached) are proposed to be 2 storeys plus accommodation in the roof space. They would be subservient in scale to the locally listed building on the site and respond appropriately to the scale and character of the surrounding properties which generally comprise dwellings of 2-storeys in height. As mentioned, the proposed layout retains the open frontage to the site from Park Road and therefore does not detract from the setting of the locally listed building.
- 8.23 The new dwellings are designed in a traditional style with pitched roofs, small front gables and side facing gable ends with decorative bargeboards, and rear pitched dormer windows. The traditional style and architectural detailing of the proposed dwellings has been well considered and justified within the character appraisal document. The proposed dwellings sit harmoniously with the style of the larger host building on the site.
- 8.24 Overall, the proposed extensions to the locally listed building and the layout and design of the new dwellings across the site is considered to be an appropriate response to the site's designation within the Area of Focussed Intensification, whilst also respecting the setting and architectural significance of the locally listed building and the verdant character of the area. The proposal is considered to comply with Local Plan policies SP4, DM10 and DM18, London Plan policies D3 and HC1 and the NPPF.

### **Quality of residential accommodation**

- 8.25 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. Local Plan policy DM10.4 and London Plan policy D6 set out the standards for external private amenity space which is for 5sqm per 1-2 person unit and an extra 1sqm per occupant thereafter.
- 8.26 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1 (house)	4b7p	202.3	121 (3 storeys)	160	10	3.6	3
2 (house)	4b7p	142.6	121 (3 storeys)	210	10	3.5	3
3 (house)	4b7p	142.6	121 (3 storeys)	74	10	3.5	3
4 (flat)	3b6p	202	102 (2 storeys)	160	9	2.6	2.5
5 (flat)	3b6p	187	102 (2 storeys)	225	9	2.9	2.5
6 (flat)	3b6p	175.5	102 (2 storeys)	0	9	2.5	2.5

7 (flat)	2b4p	172.3	79 (2 storeys)	0	7	2.5	2
8 (house)	4b7p	142.6	121 (3 storeys)	105	10	3.5	3
9 (house)	4b7p	142.6	121 (3 storeys)	120	10	3.5	3

*Table 1: scheme considered against London Plan Policy D6 and Table 3.1*

### Flats

- 8.27 The 4 proposed flats within the extended locally listed building would each be duplex units spread over 2 storeys. Each flat would substantially exceed the space standards and would be triple aspect, retaining the Victorian proportions of the existing house and providing very high quality accommodation. Unit 4 would be accessed via the existing front door on the front of the building, whilst units 5, 6 and 7 would be accessed via the existing side entrance on the southwest side of the building. Access to the front entrances is legible via pedestrian paths from park Road.
- 8.28 Units 4 and 5 would have their main living, dining and kitchen spaces at ground floor level and bedrooms with en-suites at basement level. The bedrooms at basement level would have light wells (1m wide, 1m high) to provide outlook towards the north. The windows are proposed to be as high as possible to allow maximum light to enter. The light wells would not obstruct a 25 degree line drawn from the centre of the window in accordance with BRE guidance, indicating that the bedrooms would receive adequate daylight. Their outlook would however be limited. They would each have kitchens and 3 reception spaces at ground floor level, providing a high standard of accommodation overall. Units 4 and 5 would each be provided with a large area of private amenity space located directly outside the building (160sqm and 225sqm respectively) bounded by hedging.
- 8.29 Units 6 and 7 would also be duplex units spread across the first floor and roof level. Bedrooms would be located within the roof space and would be served by roof lights providing good quality light and outlook. Units 6 and 7 would not have any private amenity space however this is mitigated by additional internal space over and above that specified by the Nationally Described Space Standards. Unit 6 has a GIA of 175.5sqm against a target of 102sqm and Unit 7 has a GIA of 172.3sqm against a target of 79sqm. It is also accepted that the inclusion of balconies would be detrimental to the character of the Locally Listed Building. In addition, these units would have easy access to the communal amenity space in the western corner of the site. The policy requirement for private amenity space is intended to achieve high standards of accommodation for new homes, which would be achieved in this case. On balance, the absence of private external amenity space for the upper floor flats is acceptable.

### Houses

- 8.30 House 1, the detached dwelling in the eastern corner of the site would be arranged across 2 storeys with an additional (fourth) bedroom within the roof, and windows facing all 4 directions. Living accommodation, kitchen, dining, and study space would be provided at ground floor level with bedrooms at first floor and roof level. The proposed quality of accommodation would be high. House 1 would have a large private garden of 160sqm.
- 8.31 Houses 2 & 3 and 8 & 9, the semi-detached dwellings in the southern and northern corners of the site, would similarly be 2 storey dwellings with living space on the ground

floor and bedrooms on the first floors and master bedrooms within the loft spaces. They would be triple aspect. Each would have private gardens ranging in size from 74sqm to 210sqm.

8.32 All of the proposed dwellings would have sensible layout and be provided with sufficient storage space. The proposal would offer a high quality of accommodation for future occupiers.

Inter-overlooking

8.33 The side elevation of house 8 would be separated from the side elevation of flat 7 within the flatted block by a separation distance of 5.9m to 6.45m. To avoid overlooking, the side elevation windows of unit 8 would be obscured glazed (all being secondary windows to rooms facing other directions, or bathroom windows). The opposite facing windows at flat 7 would also be secondary windows to rooms facing in other directions. Therefore, the relevant rooms would all have good outlook and light to their main windows, and the small separation distance would not be harmful to amenity standards.

8.34 The living room of flat 6 (at first floor level) would have its main window on the front elevation, and a side window facing towards the private garden of house 3 at a distance of around 9.2m. This would also be obscured glazed to avoid overlooking.



*Figure 5: Separation distances and inter-overlooking between dwellings on the site*

### Communal amenity space and play space

- 8.35 Local Plan policy DM10.5 requires provision of high quality communal outdoor amenity space within flatted schemes that is designed to be flexible, multifunctional, accessible and inclusive. The proposal includes a communal garden in the western corner of the site which is over 300sqm in size – although part of this would not be useable as it is bounded by steep embankments and has large trees in the corner. There is however space for seating and other outdoor features to be secured by condition.
- 8.36 London Plan policy DM10.4d requires that all flatted development provides children's play space with child yield calculated using the Mayor of London's population yield calculator. The flatted element of the proposal would be estimated to generate a child yield of 2.2 and require provision of 22.4sqm of play space. An area of around 22.4sqm is marked on the site plan. Details of play equipment would be secured by condition.
- 8.37 The communal garden space and children's play space would be available to use by all residents (i.e. those within the flats and the houses). The paths to access the communal amenity and play space have a max gradient of 1:15 which is acceptable. The communal garden would be accessed by the paths across the site, and the access from the flats would be from the front door of the building without needing to cross any parking areas or vehicular access.

### Accessibility

- 8.38 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. Conversions are not required to achieve the same standards due to the constraints posed by older buildings, although as above the landscaping has been designed to achieve step-free access across the site, including to the entrance of the locally listed building. The site slopes upwards from Park Road towards the western corner of the site. In order for dwellings to comply with M4(2) or M4(3) requirements, it is necessary for all units to achieve step free access to the front door and the facilities of the site (including the bin store). Some excavation is proposed in order to enable step-free access to all the houses and the ground floor flats via the paths which have a maximum gradient of 1:15. Each house has an individual bin and bike store which are accessible in a step-free manner, and the flats have a communal bin store which is also accessible in a step-free manner. A blue badge parking space is proposed adjacent to unit 3. All 5 houses and the 2 ground floor flats would therefore achieve M4(2) standards. A condition will be attached to secure provision of 7 x M4(2) wheelchair accessible dwellings across the site.
- 8.39 No lift is proposed within the locally listed building so the upper floor flats (units 6 and 7) would not be accessible in a step-free manner. The inclusion of a lift within the locally listed building would be detrimental to its heritage significance so would not be appropriate. London Plan policy D7 sets out there may be instances where provision of a lift is not achievable and flexibility may be applied and this includes in blocks of 4 storeys or less on small-scale infill developments, such as the application site. Given the constraints on this site, it is considered to be acceptable on balance that 2 of the units within the converted building are not accessible in a step-free manner. However, the above measures (step-free access to the building, bin store, bike store, communal

garden and a wheelchair user parking space) are supported as proportionate measures, and improvements over the existing situation.

### Impact on neighbouring residential amenity

8.40 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. The adjoining properties are 4 Oaks Way to the northwest, and 14 Park Road and 2 Bakers Close to the northeast.



Figure 6: Proposed Site Plan, showing relationship to neighbours

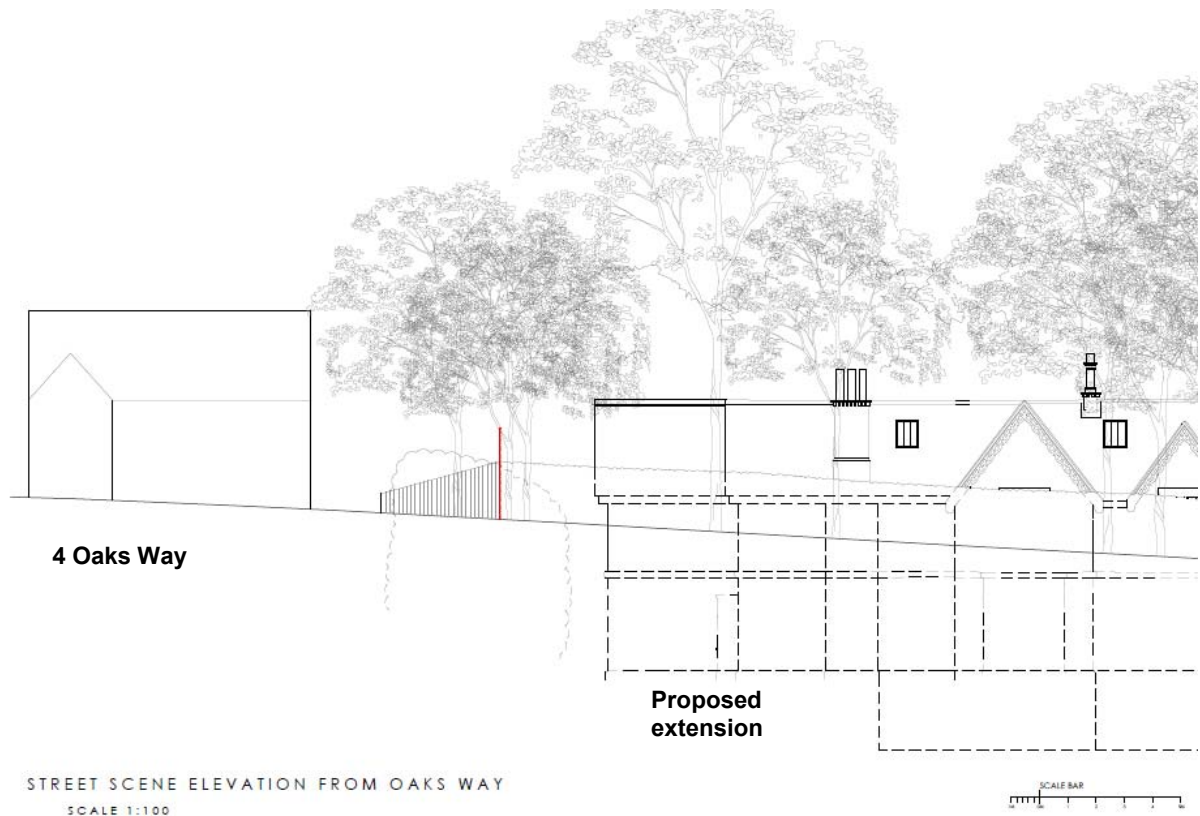
#### 4 Oaks Way

8.41 4 Oaks Way is a 2-3 storey detached house under a pitched roof, which adjoins the site to the northwest. It has an attached single storey side extension/garage which abuts the site boundary. It also has a rear conservatory (approved under application 08/03393/P) and a rear dormer (approved under application 06/04635/LP) It does not have any side facing windows facing the application site at first floor level.

8.42 Local Plan policy DM10.6e restricts overlooking to the first 10m of neighbouring gardens. The proposed 4.6m deep rear extension to the locally listed building would retain a gap of 7.8m to the site boundary with 4 Oaks Way. The extension would be 3 storeys in height to match the height of the existing house, although set at a land level

which is approximately 1 storey lower than 4 Oaks Way. The proposed extension would have no windows facing the garden of 4 Oaks Way. As a result, it is not considered to create an overbearing impact on number 4, or unacceptable overlooking, given the land levels, the separation distance and the limited depth of the extension.

8.43 There is an existing window within the locally listed building, facing 4 Oaks Way at a distance of 11.8m. A window would be retained in the same location as the existing window and would become the secondary living room window to flat 7 following the conversion. The proposed position of this window is as per the existing arrangement so this would not result in any material change in terms of overlooking towards 4 Oaks Way.



*Figure 7: Proposed Street Scene on Oak Way, showing relationship with no.4*

8.44 Representations have raised concern about the outlook from the rear windows of 4 Oaks Way towards the application site, particularly given the proposed removal of trees on this boundary. It is acknowledged that the occupiers of 4 Oaks Way would be able to see the proposed extension to the locally listed building and houses 8 & 9 due to the proposed removal of some trees, however being able to see the proposed dwellings is not harmful in itself, particularly given that, as described elsewhere, the proposed extensions and new dwellings are considered to be of a high quality and sympathetic to the heritage of the original building. The proposed removal of trees is discussed below.

8.45 Houses 2 and 3 proposed in the southern corner of the site would be 30m from the site boundary with 4 Oaks Way. The communal amenity space / play space would be located in the western corner of the site in proximity to the boundary with 4 Oaks Way. These elements of the proposal would not cause unacceptable harm to amenity.

8.46 Given the separation distances and the absence of new windows facing the 4 Oaks Way, no conflict with Local Plan policy DM10.6 are identified in terms of overlooking or creating an overbearing presence.

#### 14 Park Road

8.47 14 Park Road is the neighbouring property to the east. It has 2 windows facing the application site (approved under permission ref: 20/01835/HSE). These comprise a horizontal window serving the living room at ground floor level and a vertical window serving the landing and stairs at first floor level (non-habitable), both of which are obscure glazed. There is a driveway and a single storey garage that is set back into the site separating number 14 from the application site. The separation distance between the side elevation of proposed house 1 and the side elevation of 14 Park Road is 9.79m. The proposed detached house 1 would be of a similar scale to the neighbouring property at 14 Park Road so would not be overbearing. It would have a bay style bathroom window at first floor level and a small secondary bedroom window at first floor level facing number 14. A condition would be attached to require both of these windows to be obscure glazed to 1.7m high given that they serve bathrooms and to avoid creating un-neighbourly windows. There is also a large tree on the boundary between the 2 dwellings which would be retained. Amenity impacts can be mitigated to avoid conflict with Local Plan policy DM10.6.

#### 2 Bakers Close

8.48 2 Bakers Close is located to the northeast corner of the site. It is a 2-storey detached property with a single storey garage. Its side elevation faces the application site and there are no windows facing the application site. The separation distance between the side elevation of house 9 and the side elevation of 2 Bakers Close would be 6m measured at the closest point. Windows are proposed at first floor level facing the property at 2 Bakers Close including 2 x bathroom windows and a secondary bedroom window. Oblique views towards the rear garden of 2 Bakers Close would also be possible from the side facing windows, particularly as some of the mature trees on this boundary are proposed for removal and replacement. To mitigate overlooking, all 3 of these windows will need to be obscured by condition up to 1.7m in height to avoid overlooking towards the property and garden of 2 Bakers Way and to ensure compliance with Local Plan policy DM10.6. This can be achieved without harming the quality of accommodation given that they are bathroom or secondary windows.

8.49 In conclusion, potential amenity impacts by way of overlooking to neighbouring dwellings can be mitigated by the proposed condition requiring obscure glazing on the first floor side elevations of house 1 and house 9. No conflict with Local Plan policy DM10.6 is identified.

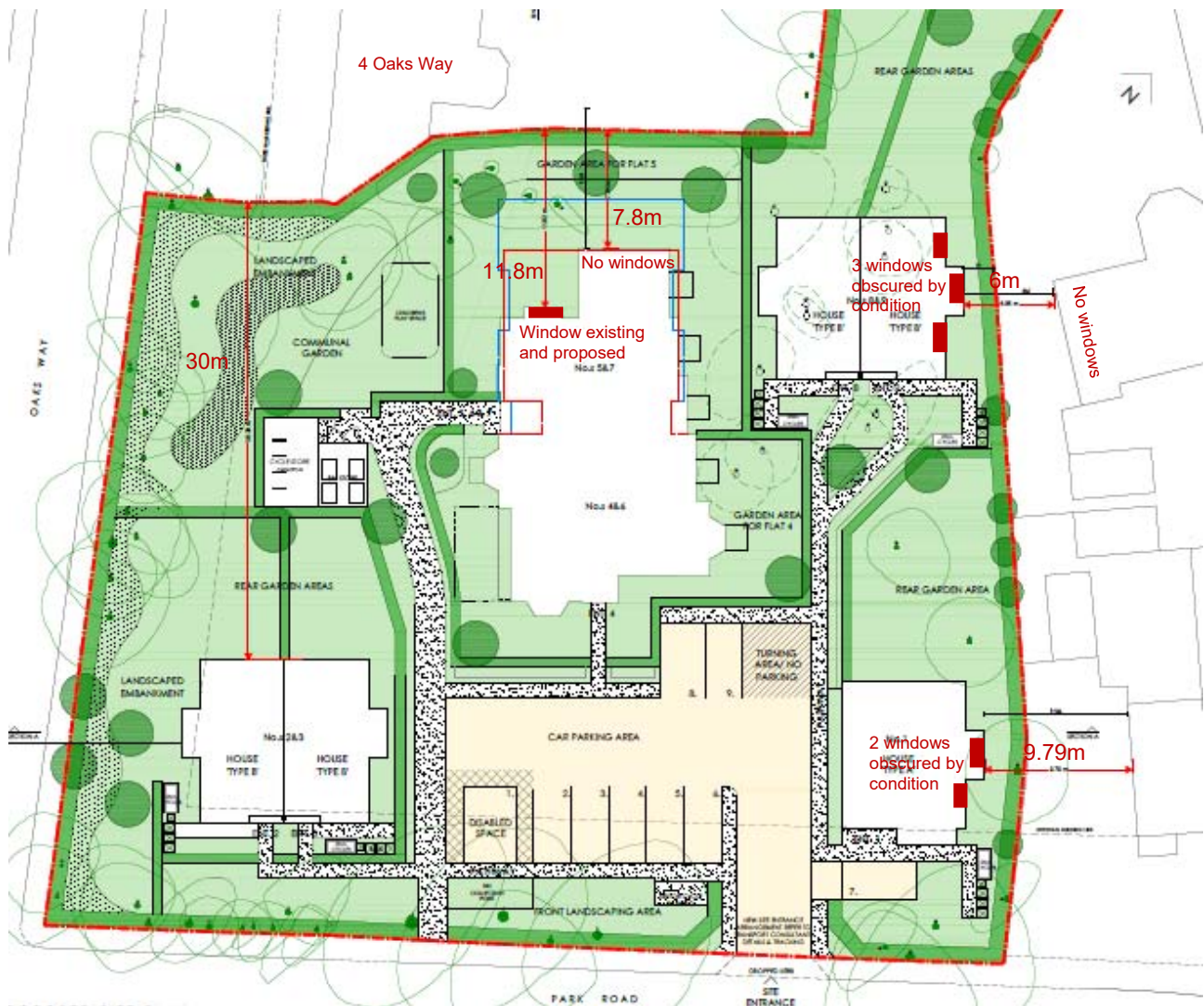


Figure 8: Separation distances to neighbouring properties

### Trees, landscaping and biodiversity

8.50 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The trees on the site are protected by a Tree Protection Order (TPO 30, 2010). The site has trees on its boundaries with particularly dense tree coverage on the street-facing boundaries with Park Road and Oaks Road. The TPO covers the group of trees along the Park Road frontage, 1 tree along the Oaks Way frontage and 1 on the boundary between the site and number 14 Park Road, as well as the tree in the front garden of 4 Oaks Way.





Figure 9: Extract of TPO 30, 2010

- 8.51 A total of 67 trees and 3 groups have been surveyed across the site and just beyond the boundary. This is a very large number of trees, and many are not covered by the TPO. It is proposed that a total of 20 trees/groups are removed, none of which are covered by the TPO. Those proposed for removal comprise 11 x category B trees, 4 x category C trees and 5 x category U trees. These are located predominantly in the northern corner of the site where the 2 x semi-detached houses 8&9 are proposed to be located.
- 8.52 All of the trees protected by the TPO would be retained. There are 9 retained trees which would experience an element of root incursion to facilitate the proposed development. The RPA incursions are specified as percentages in the Arboricultural Report. T40 (Walnut tree protected by TPO) on the north eastern boundary would experience an 18.4% root incursion as a result of the construction of house 1. T6 (Horse Chestnut) on the south eastern boundary would experience a 20.7% root incursion as a result of the construction of house 3. The piling for the houses within these 2 RPAs would be installed under arboricultural supervision. Other trees would experience root incursions as a result of construction of the parking area and footpaths including T2, T5, T6, T10, T33, T34, T39 and T65. A no-dig sub-base is proposed for the hard surfacing within the RPAs of these retained trees which would act as ground protection for the RPAs of these trees. Protective fencing would be installed to protect all other retained trees. These measures are outlined on the Tree Protection Plan and adherence to these measures would be required by condition.
- 8.53 Representations have raised concern about the loss of trees on the boundary with 4 Oaks Way. Reference has been made specifically to T47 and T51. There are 5 trees close to the boundary, including T62, T61, T60, T59 and T47 (T51 is not directly on the boundary). Of these, T60 and T59 are category U trees and are proposed for removal for arboricultural reasons. T62 and T61 are category U trees but are proposed for retention and would continue to provide screening between the site and 4 Oaks Way.
- 8.54 T47 and T51 are both category B tree which are proposed for removal to enable the construction of houses 8 and 9. This is regrettable but no objection from the Council's Tree Officer has been raised, and the harm caused in this respect must be balanced against the benefits of housing delivery. The most prominent trees on the street facing boundaries are proposed for retention.

8.55 It should also be noted that 2 very large, historic, prominent Wellingtonia trees have already been removed from the centre of the site. These are not shown on the arboricultural survey, and they were also not specifically protected by the TPO so there is no specific protection for them. The loss of these trees represented a loss to the verdant character of the site, however their prior removal is not a material consideration to the determination of the planning application.

### Landscaping

8.56 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. Replacement tree planting is proposed in order to mitigate the proposed loss of 20 trees across the site. A total of 20 advanced (16) and standard (4) trees are proposed to be replanted, along with a further 10 feathered trees (30 in total). In addition, a number of whip trees and shrubs of various species are proposed across the site. The 16 largest new trees are proposed in various locations across the site; 3 of these would be on the boundary with 4 Oaks Way, 4 on the corner of Park Road and Oaks Way, and others in various locations across the site. These are shown clearly on the Landscaping Plan. The submitted details are acceptable and a condition would be attached to ensure compliance. A further condition would require submission of a landscape management plan for the site.

### Ecology

8.57 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. An initial Ecological Survey was carried out with site visits in August and September 2018, and a follow-up ecological survey was carried out informed by a follow-up walkover study on 1 October 2021.

8.58 The ecological survey outlines that a disused single hole badger sett was recorded within some dense vegetation on the site on 21.08.18. A follow-up check of the disused hole was completed on 11.09.18 with no evidence of use by any mammals recorded. The second follow-up survey on 01.10.21 found no fresh evidence of badgers recorded and the previous hole still disused. As badgers are active in the area, controls would be implemented during the works to minimise any disturbance, and these are detailed in the Ecological Survey report. In addition, the Council's ecological advisor has recommended that a pre-construction walk over survey is completed by a suitably qualified ecologist to ensure that the conditions of the badger sett have not changed. This will be required by condition.

8.59 No evidence of bats was recorded during an internal and external inspection of the property as the roof space was heavily covered by cobwebs/dust creating sub-optimal conditions. The garage and outbuilding provided no roosting opportunities for bats. The majority of trees on site were assessed to provide negligible roosting opportunities for bats. A sycamore on the site boundary was considered to be of low roosting potential for bats but there were no bats present. A walnut tree (T40) was assessed to provide moderate roosting opportunities for bats. T40 is proposed for retention but would experience some root incursion as outlined above. No objection has been received from the Council's ecologist, subject to conditions.

8.60 A series of mitigation and enhancement measures are proposed including site clearance works to be carried out outside of bird nesting season, installation of tree protective fencing, incorporation of native species within the landscaping scheme,

installation of bird/bat boxes and a wildlife sensitive lighting scheme. Inclusion of these measures would be required by condition.

## **Access, parking and highway impacts**

### Access arrangements

- 8.61 Park Road is a borough classified road. The site has a Public Transport Accessibility Level (PTAL) of 2 which indicates poor access to public transport. The site is however in very close proximity to Kenley Train Station which is a 220m walk.
- 8.62 Currently the site has 2 vehicle access points from Park Road (with yellow lines on the street in front). The proposal is to have just one access point from Park Road which would be positioned around 13m to the south east of the access point to 14 Park Road next door. This new access point would be located within the part of Park Road where there is unrestricted on-street parking, and would therefore result in the loss of one on-street parking space. In order to ensure that there are no net reductions in the total amount of on-street parking spaces, the applicant would be required to amend the Traffic Orders and the yellow lines on this part of Park Road. The applicant has confirmed that they would fund the amended Traffic Order and the yellow lines. This, plus the amended crossovers (moving one and removing one), would be agreed through a S278 Agreement between the applicant and the Council. This is acceptable.
- 8.63 The access point would be 5m wide at the boundary. The correct vehicle visibility splays of 2.4m x 25m at the site entrance are shown in accordance with the Manual for Streets. A condition would also be attached to ensure that there are no obstructions above 0.6m high within the pedestrian sightline area. Swept path drawings are shown for access and egress into the site for large cars, a light van and a fire appliance.
- 8.64 Pedestrian access would be provided shown alongside the vehicle access point, as well as a second pedestrian-only access point from Park Road, providing step-free and safe access to the front door of each dwelling.

### Parking

- 8.65 London Plan policy T6.1 states that in areas of PTAL 2 in outer London the maximum car parking provision should be up to 1 space per dwelling for 3+bed units and up to 0.75 spaces per 1-2 bed dwellings. This would equate to a maximum of 8.75 spaces. 9 spaces are proposed for the 9 dwellings. This is an acceptable level of parking provision on the site, allowing one space per unit.
- 8.66 A parking beat survey was carried out on 02/04/19 and 03/04/19. Parking stress was measured within a 200m walk distance of the site during the day time and the night time. Night time parking stress was measured to be an average of 31% across the 2 nights. Day time parking stress within 200m of the site was higher, ranging from 40% to 100% at various points of the day (an hourly breakdown is provided in the Transport Assessment). This is likely to be as a result of commuter parking. There are parking restrictions in place on Park Road outside the site between 1-2pm Monday to Friday, although this is not a formal CPZ so parking permits from residents cannot be removed. The proposed development would not cause unacceptable parking stresses, and would provide the maximum car parking permitted by the London Plan.

- 8.67 The Transport Assessment suggests that 4 Electric Vehicle Charging Points (EVCPs) would be provided on site. These are not shown on the plan but a condition would be attached to ensure provision of at least 20% active and 80% passive spaces.
- 8.68 A disabled parking space is also proposed adjacent to unit 3.
- 8.69 A contribution of £13,500 would be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.

#### Cycle parking

- 8.70 London Plan policy T5 would require provision of a total of 18 cycle parking spaces (2 per unit). Each house would have an individual cycle store in the front garden with space for 2 bikes each. The flats would have a communal cycle store with space for 8 bikes located outside the entrance. Details of the appearance of the cycle store would be finalised by condition. Visitor cycle parking comprising 1 x Sheffield stand (space for 2 bikes) is proposed near the site entrance.

#### Refuse storage

- 8.71 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Each house would have an individual bin store adjacent to their bike store and the flats would have a communal bin store located externally adjacent to the communal bike store. The communal bin store would be 35m from the street, so a bin collection point is proposed at the front of the site adjacent to the pedestrian entrance/exit and residents would be required to deposit their bins there on collection day. The drag distance the residents of houses 8 & 9 at the rear of the site would be in excess of the 30m recommended in the Croydon Waste and Recycling in Planning Policy Document (August 2015) however this is guidance and the waste collection point is in the most convenient location for collection operatives which is considered to be of greater importance. The path is 2m wide as required. Bulky items for occasional collection could be deposited in the same spot. The submitted details are acceptable and a condition would be attached to finalise details of the appearance of the bin stores and the size of the deposit point.

### **Flood risk and energy efficiency**

#### Flood risk

- 8.72 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site. The site is within flood zone 1, at medium risk of surface water flooding and within an area that has potential for groundwater flooding to occur at the surface but there are no records of groundwater flooding. The site is within a critical drainage area.
- 8.73 The preferred surface water drainage strategy is via infiltration through soakaways, however this is still subject to infiltration testing. If soakaways are not feasible then discharge into an existing on-site drainage network would be proposed, or the last option would be attenuation with a reduced flow rate into the public surface sewer system. All of these options would manage the flood risk for the site without increasing the risk to neighbouring properties. It is also recommended that water butts are

provided for each house. Final details would be secured via condition following infiltration testing.

#### Energy and water efficiency

- 8.74 In order to ensure that the proposed development is constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition would be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

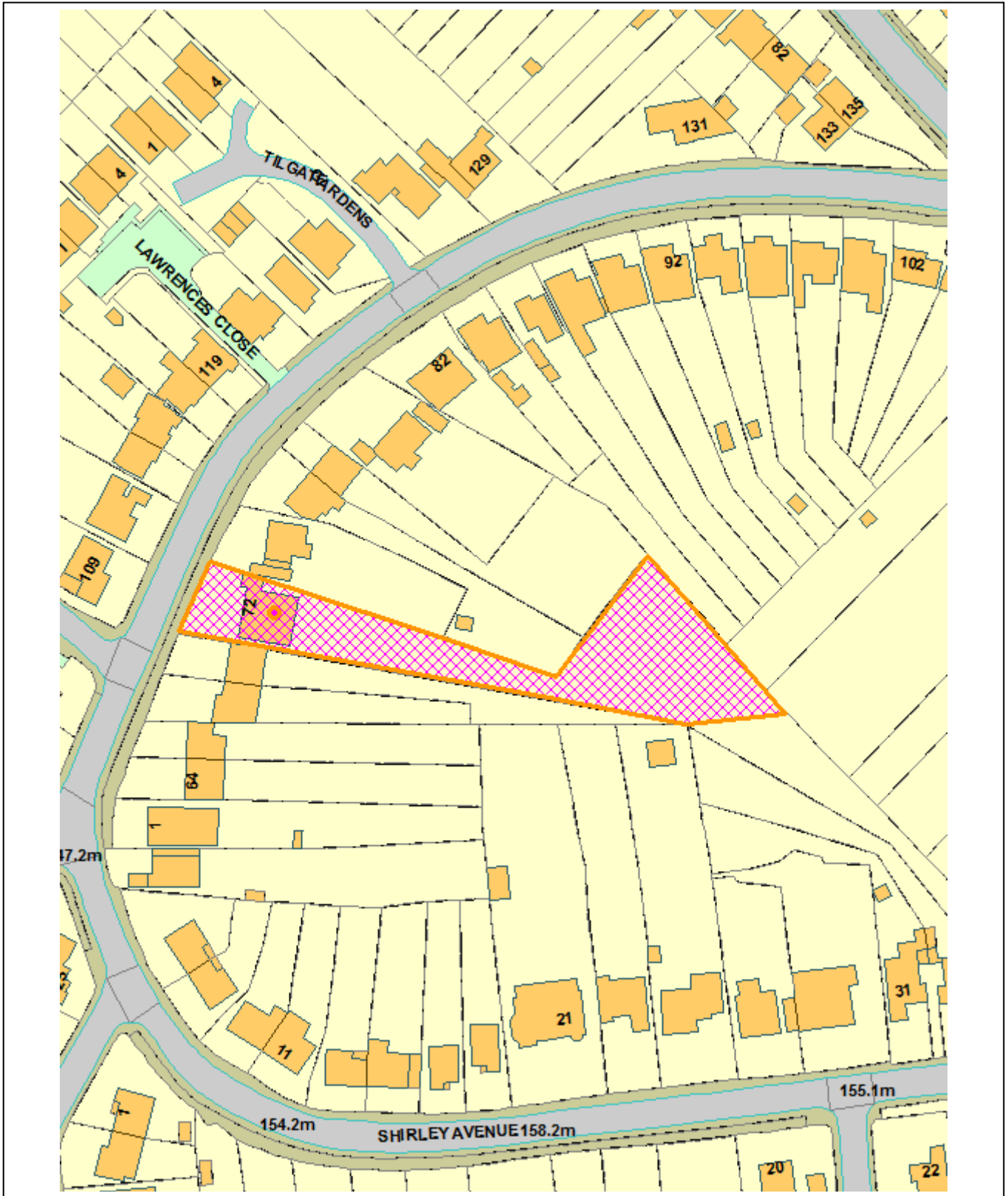
#### **Fire safety**

- 8.75 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. A fire appliance could be positioned in the parking area and reach all units, and there are various external areas across the site that could be used as evacuation assembly points. Plans show appropriate fire safety features including smoke and heat detectors, and fire resistant internal partitions, walls and door sets to minimise the risk of fire spread. Suitable means of escape are also provided. Details are acceptable.

#### **Conclusions**

- 8.76 The proposed provision of 9 homes on this site which is located within an Area of Focussed Intensification is acceptable in principle. The proposed extensions to the locally listed building are appropriately subservient and would not detract from the heritage significance of the building. The proposed location of the houses on the houses responds appropriately to the spacious character of the area. Trees would be retained on the site boundaries, and proposed tree removals on the site would be mitigated by replacement planting. Amenity impacts on neighbouring occupiers are mitigated by appropriately located obscure glazing. The proposed development would provide a high quality of accommodation internally and externally for future occupiers, with the lack of private amenity space to the 2 upper floor flats within the locally listed building being mitigated by the provision of additional internal floorspace and access to the communal amenity space. The proposed level on-site parking is acceptable and no impacts on the highway network or highway safety have been identified. Impacts on ecology and flood risk have also been found to be acceptable.
- 8.77 Overall, the proposal would restore a locally listed building, and bring it back into use for housing within a compact “mansion block” format, providing high quality accommodation for new residents. It would also provide five family sized houses, whilst retaining significant landscaping, and respecting the character of the local area.
- 8.78 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account.
- 8.79 Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, including the benefits and the harm outlined within this report, the proposal is considered to be acceptable in planning

terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).



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**1.0 APPLICATION DETAILS**

Ref: 20/02632/FUL  
 Location: 72 Waddington Avenue, Coulsdon, CR5 1QN  
 Ward: Old Coulsdon  
 Description: Demolition of existing dwellinghouse; the construction of a block comprising 5 flats to the front and two pairs of semi-detached dwellinghouses to the rear, with associated vehicular access, vehicle and cycle parking, refuse store and landscaping (Amended plans).  
 Drawing Nos: Location Plan, 001/PA/01 Rev H, 001/PA/02 Rev C, 001/PA/03-2, 001/PA/03 Rev E, 001/PA/04 Rev D, 001/PA/05, 001/PA/06 Rev B, S19/7404/01, 20-1009-TPP-C.  
 Agent: Mr Atri Prashad  
 Applicant: Turnbull Land Limited  
 Case Officer: Nathan Pearce

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>TOTAL</b>
<b>Existing</b>	0	0	1	1
<b>Proposed</b> (all market housing)	5	0	4	9

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
9	12

- 1.1 This application is being reported to Planning Committee in accordance with the following Committee Consideration Criteria:
- Objections above the threshold in the Committee Consideration Criteria have been received
  - The Ward Councillor (Cllr Margaret Bird) made representations in accordance with the Committee Consideration Criteria and requested committee consideration

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:
- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### **Conditions**

1. Commencement time limit of 3 years
2. Carried out in accordance with the approved drawings and reports

#### Pre-commencement

3. Construction Management Plan and Construction Logistics Plan
4. Construction environmental plan for biodiversity
5. Ecological protection of protected species
6. Submission of a copy of the mitigation licence for badgers
7. Biodiversity mitigation and enhancement measures
8. Submission of SUDS details

#### Prior to above ground floor slab level

9. Materials / details to be submitted
10. Submission of landscaping details (with minimum of 10 trees provided)

#### Pre-occupation

11. Ecological lighting strategy
12. Submission of site waste management plan for refuse collection

#### Compliance

13. Compliance with Tree Protection Plan
14. Carried out in accordance with the approved ecological surveys and reports
15. All windows and openings on the flank elevations of the flatted block and to the upper floors of the houses to be obscure glazed and non-opening below 1.7m from the internal finished floor level.
16. Implementation of car parking as shown on plans
17. Installation of EVCPs at 20% active and 80% passive
18. One house to be M4(3) and remaining houses and ground floor flats to be M4(2)
19. Compliance with energy and water efficiency requirements
20. Compliance with fire statement
21. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

### **Informatives**

1. Granted subject to a Section 106 Agreement
2. Community Infrastructure Levy
3. Code of practice for Construction Sites
4. Highways informative in relation to s278 works required
5. Compliance with Building/Fire Regulations
6. Construction Logistics Informative
7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.4 That, if within 3 months the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

### 3.0 PROPOSAL AND LOCATION DETAILS

#### Proposal

- 3.1 The proposal is for the demolition of the single-family dwelling house (two-storey) and the redevelopment of the site to provide 4 new dwelling houses in the form of two pairs of semi-detached dwellings at the rear of the site and a three-storey flatted block of 5 flats at the front of the site.
- 3.2 The site would be accessed via the existing highway on Waddington Avenue and a new access road would be incorporated to provide vehicular and pedestrian access to the rear of the site.
- 3.3 The proposal would provide 9 off street car parking spaces, 13 cycle parking spaces with associated landscaping. Each dwellinghouse would have private amenity to the rear. The flats would have private terrace/balconies and a communal amenity space including an area dedicated to child play.
- 3.4 The existing badger sett within the site would be closed and relocated to a new location at the rear of the site, subject to a licence being granted by Natural England.



*Figure 1-Street scene of proposed flatted block fronting Waddington Avenue*

#### Amendments

- 3.5 It should be noted that amended drawings were received during the application period which made alterations to the appearance of the flatted block, and minor alterations to the layout and levels of the rear houses, access road and car parking to better facilitate the use of land levels and location of the badger sett. Additional ecology information was also received. These revisions have sought to address consultee and objector concerns where relevant.

- 3.6 House no.1 has been increased in size (extended towards the boundary with Winchester Close) to comply with M4(3). A formal re-consultation of the application has taken place.
- 3.7 Additional flood mitigation details have also been received, which confirms the position already shown in earlier documents, hence a further re-consultation was not necessary.

### Site and Surroundings

3.8 The application site is located on the eastern side of Waddington Avenue and currently comprises one detached dwellinghouse. There is a change in levels on site with the site rising from the front boundary on the west side up to the centre of the site and then dropping off to the east (approximately a 7.4m difference from the front boundary to the highest point on the site). The area is predominantly residential and comprises a number of two-storey semi-detached and single-storey detached dwellings. The area is traditional in terms of the architectural style and is suburban in character. There is a development of houses nearing completion at the adjoining site of 76-80 Waddington Avenue (now known as Winchester Close) which can be seen in the image below.

- The site has a Public Transport Accessibility Level (PTAL) of 1a which is considered to be very poor.
- The site is at high risk of surface water flooding.
- There are no protected trees on the site.
- The site is in the Croydon Downs Tier III Archaeological Priority Area.
- There are no other specific local plan policy designations against the site.



Figure 2-Aerial view of site

## **Planning History**

- 3.9 There are no relevant planning applications associated with the site. The below pre-application and tree works application are relevant.
- 3.10 20/00628/PRE - Demolition of existing property and erection of 4 x1 and 1 x 2 bedroom apartments (front) and 2 x pairs of 3 bedroom semi-detached houses to the rear.
- 3.11 16/04862/TRE – Fell 1 Ash (TPO 58 2007) – Granted 09.11.2016

## **Planning History on adjoining site at 76-80 Waddington Avenue (now known as Winchester Close)**

- 3.12 19/04003/FUL - Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages. – Granted 29.01.2020

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal provides good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed landscaping scheme will safeguard and seek to enhance the biodiversity of the site.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would on balance be acceptable.
- Sustainability aspects can be controlled by conditions.

## 5.0 CONSULTATIONS

5.1 The views of the planning service are set out below in material considerations

### PLACE SERVICES (Council's ecological advisor)

5.2 Originally objected to the proposal in relation to insufficient ecological information on bats, badgers and reptiles. Following on from detailed discussions between officers, the Council's ecological advisor and the applicant's ecological consultant further details and clarifications were received which was satisfactory for the ecologist to recommend no objection subject to conditions securing biodiversity mitigation and enhancement measures. [Officer Comment: the conditions are recommended to be attached to the planning permission].

## 6.0 LOCAL REPRESENTATION

6.1 The application was initially publicised by letters of notification to neighbouring properties. A renotification of neighbours has been undertaken following the submission of amended plans and a site notice was erected on 22.08.2022. The number of representations received in response to the consultation are as follows:

No of individual responses: 261; Objecting: 259; Supporting: 0 Neutral: 2

6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the Material Planning Considerations section of this report.

<b>Objection</b>	<b>Officer comment</b>
<b><i>Character and design</i></b>	
Overdevelopment of the site, Overbearing impact, out of character / not in keeping with the area	Acknowledged and addressed in paragraphs 8.7-8.21
<b><i>Neighbouring amenity impacts</i></b>	
Overlooking and privacy concerns	Acknowledged and addressed in paragraphs 8.29-8.37
Loss of light and outlook	
Noise	
<b><i>Parking and highways</i></b>	
Insufficient parking will lead to overspill parking on surrounding road	Acknowledged and addressed in paragraphs 8.47-8.56
Highway safety concerns	
Difficulty in accessing parking spaces	
<b><i>Other</i></b>	

No improvement to supporting infrastructure	A CIL contribution will be provided.
Impact due to construction traffic	Acknowledged and addressed in paragraph 8.53
Impact on badger sett, wildlife/biodiversity	Acknowledged and addressed in Paragraph 8.43-8.46
Surface water flooding	Acknowledged and addressed in paragraph 8.57-8.59
Impact on trees	Acknowledged and addressed in Paragraph 8.38-8.42
Lack of affordable housing	Acknowledged and addressed in Paragraph 8.6

6.3 The local Ward Councillor, Margaret Bird, objected to the proposed development and referred the planning application to planning committee raising the following concerns:

- Out of keeping with the area
- Character and appearance
- Poor design, impact on streetscene
- Impact on amenity of neighbouring occupiers
- Overbearing impact on neighbours
- Increased flood risk from excess water

## 7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) (2021). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

7.3 The main planning Policies relevant in the assessment of this application are:

### London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D11 Safety, security and resistance to emergency

- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

#### Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing floor risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

#### Supplementary Planning Documents/Guidance

- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- Croydon SPG 12: Landscape Design
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)



- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues relevant in the assessment of this application are as follows:

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees, landscaping and ecology
- Access, parking and highway safety
- Flood risk, SuDS and energy efficiency

### **Principle of development**

- 8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 seeks to increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable, subject to the design and impact on the character of the area being acceptable, which is covered below.
- 8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough. The proposed scheme would provide four 3-bedroom homes, representing a net increase of 3 family sized homes on the site, so this strategic policy requirement is met.
- 8.4 The Croydon Local Plan has identified that some existing residential areas have the capacity to accommodate growth without significant change to its character. This would see the replacement of a single family dwelling house with a housing development that would increase the existing density, massing and footprint.
- 8.5 This approach optimises the development potential of the site, allows for a suitable layout and appreciation of the site context and allows for a considered response. Therefore, the principle of development in terms of land use is acceptable and would be supported in policy terms.

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

### **Design and impact on the character of the area**

#### Height, scale, massing and layout

- 8.7 The proposed flatted block to the front of the site would respect the existing building lines of the neighbouring properties which front Waddington Avenue in terms of their orientation and siting.
- 8.8 The height of the proposed flatted block fronting Waddington Avenue is considered to be acceptable and in line with the objectives of the Croydon Local Plan. Local Plan Policy DM10.1 states that new developments should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect the scale, height and massing of the surrounding area. The height of the development would be two full floors with accommodation in the roof space and would be of a height that would mediate between the heights of the neighbouring properties at 70 and 74 Waddington Avenue, responding to the topographical change along the street. It should be noted that the proposed height of the flatted block would only be 70cm higher than the height of the existing house. Given that the proposed flatted block would achieve a minimum height of 3 storeys whilst respecting the scale, height and massing of the surrounding area it would therefore comply with the aims and objectives of the policy. The dwellings to the rear of the site would also feature two full floors with accommodation in the roof space however given that they are located 70m to the rear of the flatted block and not clearly visible from the public highway, their scale, height and massing is appropriate.
- 8.9 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form is acceptable. The proposals are set away from the neighbouring side boundaries maintaining a separation distance between the proposed dwellings and the existing neighbouring properties, with the proposed flatted block at the front maintaining the existing front building line facing Waddington Avenue. As such the proposed development would ensure that it is consistent with the existing surrounding built form and would thus respect the existing development pattern of the area.
- 8.10 The dwellinghouses at the rear of the site have been positioned such that they appear as a continuation of the row of four semi-detached pairs nearing completion on the adjacent site at 76-80 Waddington Avenue. As such in this instance the principle of back land development can be supported as similar development exists within the immediate vicinity of the site and forms part of the established development pattern which this proposal would complement.
- 8.11 A through route is provided to the rear of the site to facilitate vehicular and pedestrian access to the rear houses. Each of the houses to the rear would benefit from private amenity space in the form of a designated rear garden, whereas the flatted block would be surrounded on both its front and rear sides by soft landscaping, including communal amenity and child play space.



Figure 3-Proposed Site Plan

- 8.12 As previously noted the proposed dwellings to the rear of the site would sit approximately 70m behind the flatted block and circa 100m from the street. There would be a 6.5m gap between the side elevation of the closest property within the Winchester Close development and the closest respective property within the proposed development.
- 8.13 With regard to the front landscaping the proposed layout has an appropriate mix of hard and soft landscaping. This allows for the required quantum of car parking to be provided on-site, whilst allowing meaningful soft landscaping in the form of lawn areas, hedging and trees which would respect and respond to the suburban character of the local area.
- 8.14 There is a change in levels on the site. The land rises from the lowest point at the boundary with Waddington Avenue to high point within the middle of the site which is 7.03m higher. The land then drops by 2m to the rear of the site. The land level of the driveway will be lowered by up to 1.7m from the existing level. A retaining wall will be required for part of the length of the driveway adjacent to 70 Waddington Avenue.
- 8.15 Overall it is considered that the height, massing, scale and site layout of the proposed development would respect the character of the area and thus be in line and consistent with the aims and objectives of Policy DM10 of the Croydon Local Plan.

#### Detailed design

- 8.16 The design principles of the flatted block fronting Waddington Avenue have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street. A forward projecting gable roof feature would help to break up the massing of the elevation and provides definition so that the building appears as a suitable composition which respects and responds to the wider street scene.



*Figure 4-Elevation fronting Waddington Avenue*

- 8.17 The proposed fenestration of the flatted block to the front of the site has taken a traditional approach in terms of its formation on the front elevation, making it appear as a large house which would be in keeping with the traditional architectural styles of the existing dwellings within the local area. Whilst balconies are proposed these have been inset into the forward projecting gable to minimise their impact upon the streetscene.
- 8.18 The elevation is broken up through the use of different materials at the ground and upper floors. A traditional brick would be used on the ground floor and forward projection of the building and as hanging tiles are a common feature found within the local area, it will be used on the upper floor of the development. A red clay tile would be used for the roof of the dwelling. It is considered that the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture through the use of materials such as brown brick and hanging tiles.
- 8.19 The proposal to the rear takes on a more subdued and subordinate design approach to read as a back land development and to reduce its impact on the proposed and surrounding properties. With regards to the overall built form within the rear of the site, the design has sought to reduce the impact of the built form through the creation of two matching pairs of semi-detached houses. It is considered that this results in a less dominant elevation in terms of the built form and reduces its impact on the character of the wider area, albeit these houses are located circa 100m from Waddington Avenue.



*Figure 5-Front elevations of one pair of dwellings to the rear of the site*

- 8.20 The proposed materials for the rear of the development will complement those to the front to ensure a consistent architectural language across the development.
- 8.21 The design approach is considered in keeping with the character of the local area in terms of its detailed design.

**Quality of accommodation and internal layout**

8.22 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. This is endorsed by Policy SP2.8 of the Croydon Local Plan. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.

Unit	Size (bedroom/ person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
Flat 1	1b/2p	50	50	6.7	6	1.8	1.5
Flat 2	1b/2p	50	50	6.7	6	1.8	1.5

Flat 3	1b/2p	50	50	6.7	6	1.8	1.5
Flat 4	1b/2p	50	50	6.7	6	1.8	1.5
Flat 5	1b/2p	63.26	50	13.4	6	3	1.5
House 1	3b/6p	139.9	108	92.9	9	4	2.5
House 2	3b/6p	110.4	108	79.9	9	2.5	2.5
House 3	3b/6p	110.4	108	88.3	9	2.5	2.5
House 4	3b/6p	110.4	108	88.7	9	2.5	2.5

*Table 1: scheme considered against London Plan Policy D6 and Table 3.1*

8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area. The proposed houses at the rear are arranged traditionally in terms of their layouts with living accommodation located on the ground floor and bedrooms/study rooms provided on the upper floors. Furthermore, all of the proposed houses would be dual aspect, which will provide suitable cross ventilation, providing greater flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development. In respect of the proposed flats, 4 of these would be single aspect (either orientated towards the east or west), albeit each flat would have flank, high level and obscurely glazed windows to aid receipt of light. Given the flats have been well designed to avoid deep floorplates, with the hall and bathroom deeper within the plan, they are considered acceptable. The flat within the roof space would be dual aspect.

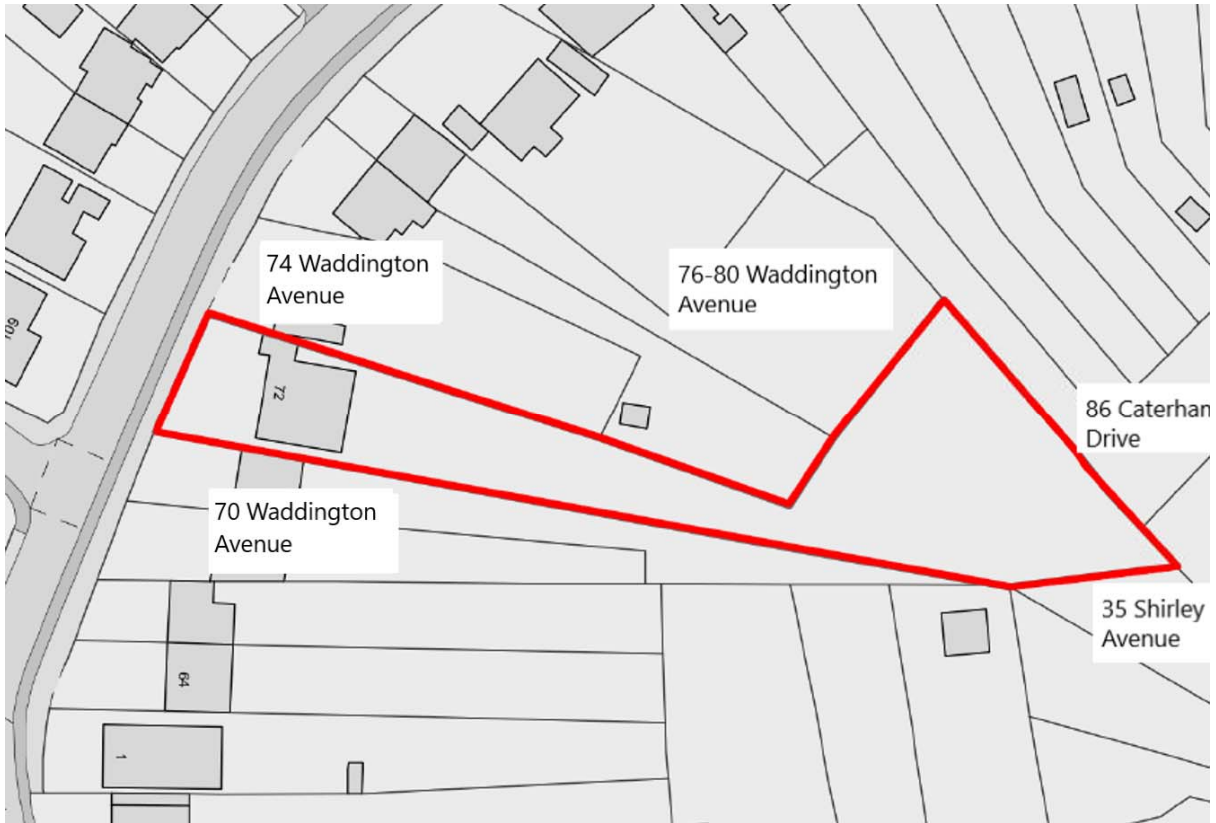
8.24 In respect of private amenity space each flat would have a 6sqm terrace/balcony and the houses would have a minimum garden size of 79m<sup>2</sup> which is acceptable. In addition to the private amenity space provided communal amenity space including 17.5sqm child play provision is provided at the rear of the flatted block which meets the 10sqm policy requirement.

8.25 Good design promotes quality of life for the occupants and users of buildings. In terms of accessibility, one of the houses would appear to be capable of being M4(3) compliant and all of the other houses and ground floor flats M4(2) compliant. These units would be secured by condition, subject to building control approval. The London Plan states that homes not on the ground floor on minor development can comply with M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible. The 3 upper floor flats would not be capable of complying with M4(2) due to the absence of a lift; given the small number of units within the upper floors of the flatted block the absence of a lift is accepted by officers as unfeasible in this instance.

- 8.26 London Plan Policy D12 requires that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*
- 8.27 The fire safety statement has been prepared with the level of detail that is appropriate and reasonable for the scale of development. The statement indicates that fire appliances can travel along the access road the rear houses, with the flats served from Waddington Avenue or the access road to the side. The fire appliance can get to within 20m of all units. The properties benefit from gardens and communal amenity/parking areas to the front that would offer easily accessible refuge for occupiers. The buildings have been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement. The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.
- 8.28 Overall the proposal is considered to result in a high-quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

#### **Impacts on neighbouring residential amenity**

- 8.29 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.30 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours. The properties with the potential to be most affected are the neighbouring properties at numbers 70 and 74 Waddington Avenue.



*Figure 6-Neighbouring Properties (with existing no. 72 property shown)*

70 and 74 Waddington Avenue

- 8.31 The flatted block at the front of the site is situated broadly in the location of the existing dwelling. Based on the submitted drawings, it can be demonstrated that the proposals do not intersect the 45-degree lines in plan when measured from the nearest ground floor neighbouring habitable room windows. No. 70 does not have any flank windows. No. 74 has 2 first floor windows in the flank elevation, these serve a bathroom and a landing, so do not serve habitable rooms. These windows would be separated by 5.5m from the side elevation of the proposed building. Where side facing windows have been proposed these have been indicated as being high level and obscure glazed; a condition requiring all windows and openings on the flank elevations of the proposed flatted block to be obscure glazed and non-opening below 1.7m from the internal floor level has been recommended.
  
- 8.32 With regards to the proposed height of the building at the front of the site and as noted previously, the built form is arranged over two stories with accommodation within the roof space. It is considered that the proposed height of the building would be acceptable and in accordance with local policy and would therefore have a limited impact on the outlook or the amenity of the neighbouring dwellings.
  
- 8.33 The dwellings located to the rear would be situated around 70m from the existing dwellings at no's 70 and 74 at an oblique angle and would thus not impact on their amenity.



- 8.34 Given the developments compliance with the Local Plan, overall, the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties along Waddington Avenue.

Dwellings under construction at 76-80 Waddington Avenue

- 8.35 The rear dwellings would be 6.5m from the side of the dwellings under construction at 76-80 Waddington Avenue and would not break a 45-degree line from the rear or front habitable room windows. Furthermore, a condition requiring all upper floor windows and openings on the flank elevations of the proposed houses to be obscure glazed and non-opening below 1.7m from the internal floor level has been recommended.

82-104 Waddington Avenue; Caterham Drive and Shirley Avenue

- 8.36 The dwellings on Waddington Avenue, Caterham Drive and Shirley Avenue are situated on the roads which surround the rear of the site. These dwellings would be set away from the proposed dwellings to the rear of the site by approximately 60m in distance. Due to the scale, size, design and typology of the rear dwellings, in conjunction with the separation distance, it is considered that there will be minimal harm caused to the outlook and amenity of the neighbouring properties along 82-104 Waddington Avenue, Caterham Drive and Shirley Avenue.

- 8.37 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful. Overall, it is considered that the proposal complies with the requirements of Policy DM10.6 of the Croydon Local Plan.

**Trees, landscaping and ecology**

- 8.38 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Policy G7 of the London Plan supports this position.

- 8.39 The site and surrounding land that has been considered contains no category A trees, 2 category B trees, 26 category C trees, 1 category C group and no category U trees. There are 28 trees and 1 group overall as part of tree survey and protection plans. There are 12 trees and 1 group on site with 10 category C trees being removed. There are 16 trees on surrounding land that have been considered and would be safeguarded.

- 8.40 The site provides an opportunity to plant several new trees as part of a comprehensive landscaping scheme as part of the landscaping proposals and full details of replacement tree planting will be required as part of the landscaping condition recommended (with a minimum of 10 new trees proposed to replace those removed). In respect of the existing trees which are to be retained a tree protection plan has been submitted as part of the application and the mitigation and protection measures are considered appropriate in relation to minimising the harm to the health of the existing trees. The Council's tree officer has reviewed

this information and has raised no objection. A condition has been recommended that the development is carried out in accordance with this plan.

- 8.41 The proposed landscaping across the site would consist of a mixture of grassland, shrub areas alongside areas of block paving for the vehicular and pedestrian access routes, as well as terraced planting at the front of the site. It is considered that the landscaping proposals would positively contribute to and reinforce the suburban character of the surrounding area. Overall, the proposed landscaping proposals are considered to provide an appropriate balance between soft and hard landscaping and are thus supported.
- 8.42 Further details on soft landscaping will be required by condition to ensure that the final details and overall quality of the proposals are of an acceptable standard. The tree officer has recommended that the works be undertaken in accordance with the submitted tree protection plan.

#### Ecology

- 8.43 The ecological investigation undertaken found an existing badger sett on site close to the boundary at the rear of what was formally part of no. 76 Waddington Avenue (now part of the adjacent Winchester Close development). This existing sett would be closed and replaced by an artificial sett at the rear of the site surrounded by badger protection fencing and native thorny planting and located adjacent to the boundaries of 35 Shirley Avenue and 88 Caterham Drive. It should be noted that construction of the proposed development cannot commence until the badgers have been suitably relocated from the existing sett to the new sett, and before the existing sett is closed the applicant will be required to apply for a licence from Natural England (who were consulted on this application and raised no objection). Following on from comments raised by the Council's ecological advisor updated documents were received during the application period with regards to the design and location of the replacement artificial sett. Upon further review of said amendments the Council's ecological advisors were content that subject to suitable conditions securing the replacement sett and including the applicant providing a copy of the licence from Natural England, the proposals in respect of the badger sett would be acceptable.
- 8.44 The existing badger sett has one entrance on the neighbouring site at 76-80 Waddington Avenue (now known as Winchester Close). The neighbouring site has been subject of an enforcement enquiry relating to the badger sett entrance, but this has now been resolved so there are no ongoing enforcement cases relating to this badger sett.
- 8.45 The applicant has also provided a full ecological survey of the site including a bat survey and the Council's ecological advisors have assessed said information and are content that the proposals will not negatively impact upon existing biodiversity on site, and that subject to conditions suitable mitigation and biodiversity net gain measures can be secured as part of this development.
- 8.46 Officers are therefore satisfied that the information provided now gives certainty of the likely impacts on protected and priority species and habitats, with appropriate mitigation measures secured. Subject to the recommended

conditions the development is considered acceptable in terms of mitigating the impact to wildlife and seeking to achieve biodiversity net gain.

### **Access, parking and highway safety**

- 8.47 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates poor access to public transport. Waddington Avenue is however served by a local bus service (route 404) which runs at 30-minute intervals and connects the site to Old Coulsdon, Coulsdon and Caterham-On-The-Hill town centres as well as Coulsdon Town and Coulsdon South stations. It is notable that the local area is hilly, with Waddington Avenue at points being as steep as 1:6.

#### Access arrangements and car parking

- 8.48 The existing property features an 'in and out' driveway arrangement with two crossovers onto Waddington Avenue. The existing southernmost access will be modified and re-used for the vehicle through route to the rear of the site for internal car parking, whilst a new vehicular crossover slightly further south from the existing northernmost access is proposed to allow a single car parking space at the front of the site. The applicant has provided swept path assessments for both accesses using 4.8m long cars as well as a 9.2m long refuse truck for the southernmost access to demonstrate that they would be suitable for their intended purposes. Furthermore, both pedestrian and vehicular sightlines are shown to be achievable within the site for both of the new access points of Waddington Avenue and it has been confirmed that vegetation and boundary treatments will be kept to a maximum height of 0.6m within the visibility splays to ensure adequate visibility.
- 8.49 As previously noted the local area is very hilly with Waddington Avenue having a gradient of up to 1:6. Furthermore the site itself features notable level changes from the front to the rear of circa 7.4m. Whilst all efforts have been made to ensure that the pedestrian and vehicular route into the site is as shallow as possible (with a maximum gradient of 1:8 being proposed), due to the constraints of the site a gradient of 1:12 (as requested by the Council's strategic transport team and as set out in the British Standards (BS8300)) has not been able to be provided in this instance and as such the Council's strategic transport team have objected to the proposed development on this basis. In this specific instance however, officers have had regard to the fact that it is not possible to develop this site with a shallower gradient than that currently being proposed, and given this fact along with the fact that Waddington Avenue is steeper than the proposed access route into the site, as are other private access roads serving other developments within the immediate area (notably Winchester Close), it is on balance considered that the provision of 9 new homes, 4 of which would be family sized, outweighs this issue in the overall planning balance, particularly given the fact that the requirement for a 1:12 gradient is set out in non-statutory guidance, as opposed to the Development Plan itself. Furthermore, it is noted that the blue badge parking space is provided in front of the M4(3) dwelling on a relatively flat portion of the site and that access between the blue badge space and the M4(3) unit would also be relatively flat, in the context of the sloping nature of the area. It is important to stress that in coming to this on balance position, officers have had to weigh up a combination of unique site-specific issues relevant to this site

and as such the acceptance of a steeper gradient in this specific instance should not be seen as a precedent for accepting similar gradients elsewhere.

- 8.50 The scheme proposes 9 on-site car parking spaces, equating to 1 parking space per unit. The proposed car parking provision is considered acceptable for the proportion of family units without leading to a significant overspill of parking on to the public highway.
- 8.51 The *maximum* requirement within the London Plan for a PTAL 1a area would be *up to* 1.5 spaces per dwelling and so, the policy requirement would be a maximum of 13.5 spaces. The proposal is for the provision of 9 spaces. Representations raised concern over inadequate provision of parking spaces for 9 units, however only 4 units would be 3-bed family units, the other 5 units would be 1-bed flats which would likely need fewer parking spaces. Furthermore, as a response to climate change and sustainable development, new developments should not provide excessive car parking, especially given that there is access to public transport provision on Waddington Avenue. Given the above the proposed parking arrangements are acceptable in this instance.
- 8.52 A condition will be attached to ensure 20% active vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan, with the remainder passive.
- 8.53 A condition will also be recommended for the submission of a Construction Logistics Plan prior to the commencement of development.
- 8.54 A financial contribution of £13,500 will also be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required to offset any impacts generated by the development.

#### Cycle parking

- 8.55 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 13 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor parking. Cycle parking for the flats will be provided externally between the children's play and the car parking spaces. Each house will have secure external cycle parking in the rear gardens. The overall quantum of cycle parking proposed meets the aforementioned policy requirement and the location and arrangement of the proposed cycle parking is considered acceptable, with final details secured by condition.

#### Refuse / Recycling Facilities

- 8.56 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Given the proposed gradient into the site it will not be possible for the site's refuse to be collected by the Council's refuse contractors and therefore the site will need to be serviced via a private refuse contractor. The applicant has agreed to this and has demonstrated that the site could accommodate a suitably sized refuse vehicle, with a turning head being provided at the rear of the site and tracking drawings demonstrating that such a vehicle could enter and exit the site in forward gear. In this instance such

an arrangement can be deemed acceptable and a condition requiring the applicant to provide the Council with further details of the private refuse contract has been recommended. The houses at the rear of the site would feature external refuse stores within their private gardens whereas the flats will use an external communal refuse store at the front of the site which is approximately 10m from the entrance to the flats and will also allow for the storage of bulky goods. Further details of the refuse stores will be requested as part of the aforementioned condition relating to the private refuse contract.

### **Flood risk, SuDS and energy efficiency**

- 8.57 The site is within flood zone 1 and is at high risk of surface water flooding. A flood risk assessment has been submitted with the application which commits to the use of SUDs across the site in the form of permeable paving and suitable attenuation as close to source as possible such that greenfield run off rates can be achieved. The car park is to be surfaced with permeable paving. The permeable paving system has been modelled in Micro Drainage to accommodate surface water runoff from hard standing areas in up to the 1 in 100 years plus 40% climate change event. The calculations confirm that the paving area could feasibly accommodate the required volume of runoff. The Local Lead Flood Authority have reviewed the details and raised no objection subject to a recommended condition.
- 8.58 A condition requiring details of a Surface Water Drainage Strategy has therefore been recommended and will ensure that the proposals comply with Local Plan policy DM25 and London Plan policy SI13.
- 8.59 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan policy SP6, a condition will be attached requiring the proposed development to both achieve the national technical standard for energy efficiency in new homes (2015) which requires a minimum of 19% CO2 reduction beyond the Building Regulations Part L (2013), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

### **Conclusion**

- 8.62 The principle of the proposed development is acceptable, and the design of the scheme is of an acceptable standard with good quality landscaping which will ensure it complements and respects the existing character of the area. Subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainability, and ecological matters.
- 8.63 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

8.63 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

## **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.

07.11.2022 to 18.11.2022

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)

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Ref. No. :	21/06323/DISC	Ward :	<b>Addiscombe East</b>
Location :	Land And Premises Rear Of 24 Grant Road Grant Place Croydon	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : Discharge of condition 2 (external materials) attached to planning permission 16/01534/P for the Erection of two storey building for use as office/store at rear

Date Decision: 11.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03972/HSE  
Location : 54 Chaucer Green  
Croydon  
CR0 7BN

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

Proposal : Demolition of existing store at rear and erection of single storey side/rear extension.

Date Decision: 07.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04102/GPDO  
Location : 335 Lower Addiscombe Road  
Croydon  
CR0 6RG

**Ward : Addiscombe East**  
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of 4th floor to create 1 additional self-contained flat (Prior Approval under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date Decision: 15.11.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04147/ADV  
Location : Bus Shelter Spring Lane  
North West Of Junction With Longhurst Road  
Croydon  
CR0 7AY

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

Proposal : Advertising as part of a new bus shelter

Date Decision: 16.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

Ref. No. : 22/04249/LP  
Location : 30 Green Court Gardens  
Croydon  
CR0 7LH

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

Proposal : Erection of a rear dormer and installation of 4 (four) rooflights on the front roofslope.

Date Decision: 11.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04380/CAT  
Location : 162 Lower Addiscombe Road  
Croydon  
CR0 6AG

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

Proposal : Hazel Tree - Cut back 50%. Yew Tree - Cut back 30%. Yucca type Tree - Fell. Tidy rear boundary.

Date Decision: 10.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00675/HSE  
Location : 53 Leslie Park Road  
Croydon  
CR0 6TP

**Ward :** Addiscombe West  
Type: Householder Application

Proposal : Erection of single-storey rear/side wraparound extension, and Replacement of gate in the side garden

Date Decision: 11.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03842/TRE  
Location : 34 Harrington Court  
Altyre Road  
Croydon  
CR0 5LF

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

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : T1 Lime: Fell  
(TPO 11, 2021)

Date Decision: 18.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03890/DISC  
Location : 130 Addiscombe Court Road  
Croydon  
CR0 6TS

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

Proposal : Details pursuant to the discharge of conditions 4 (CMP) and 9 (Landscaping) from planning permission 21/03732/FUL for 'Demolition of garage at rear and erection of a detached two bedroom house over three floors, with associated site alterations'

Date Decision: 11.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03893/GPDO  
Location : 20 Bisenden Road  
Croydon  
CR0 6UN

**Ward :** Addiscombe West  
**Type:** Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3.85 metres

Date Decision: 08.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03933/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

Proposal : Discharge of condition 39 (Public Art Strategy) 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: 17.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04106/FUL **Ward : Addiscombe West**  
Location : 6 Mayfair Court **Type: Full planning permission**  
15 Park Hill Rise  
Croydon  
CR0 5RU

Proposal : Replacement of 5 windows.

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04442/CAT **Ward : Addiscombe West**  
Location : 51 Canning Road **Type: Works to Trees in a**  
Croydon **Conservation Area**  
CR0 6QF

Proposal : T1. Conference Pear tree. Laterally reduce the crown that overhangs the neighbouring property by 3m  
T2. Ash - Reduce height by 2m and laterally round by 1m.  
T3. Cherry. Laterally reduce by 2m the branches that grow toward the building/overhang the driveway.

Date Decision: 18.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04535/ENVS **Ward : Addiscombe West**  
Location : Croydon Park Hotel **Type: Environmental Impact**  
7 Altyre Road **Screening Opinion**  
Croydon  
CR9 5AA

Proposal : 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.

Date Decision: 11.11.22



Ref. No. : 22/01925/FUL **Ward : Broad Green**  
Location : 4 Hathaway Road **Type: Full planning permission**  
Croydon  
CR0 2TP

Proposal : Conversion of single family dwellinghouse to a 5 person HMO (House in Multiple Occupation) and erection of a dormer extension in the rear roof slope and roof lights in the front roof slope

Date Decision: 14.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03448/HSE **Ward : Broad Green**  
Location : 53 Addington Road **Type: Householder Application**  
Croydon  
CR0 3LW

Proposal : Erection of single storey side return extension with associated works

Date Decision: 16.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03979/GPDO **Ward : Broad Green**  
Location : 2 Denmead Road **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 3TA

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.75 metres and a maximum overall height of 2.75 metres

Date Decision: 07.11.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/03990/LP **Ward : Broad Green**  
Location : 163 Handcroft Road **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 3LF

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : Roof conversion with a rear dormer. Installation of 3 rooflights on the front slope.  
Alteration to front window

Date Decision: 18.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04530/LP

Location : 112 Sutherland Road  
Croydon  
CR0 3QJ

**Ward : Broad Green**

Type: LDC (Proposed) Operations  
edged

Proposal : Roof conversion with a rear dormer. Installation of 3 rooflights on the front slope.

Date Decision: 10.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04574/LP

Location : 29 Greenside Road  
Croydon  
CR0 3PP

**Ward : Broad Green**

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of rear L-shaped dormer and insertion of front roof lights

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02865/FUL

Location : 1 Beulah Hill  
Upper Norwood  
London  
SE19 3LQ

**Ward : Crystal Palace And Upper  
Norwood**

Type: Full planning permission

Proposal : Alterations, erection of single-storey side extension and single-storey rear extension

Date Decision: 08.11.22

**Permission Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Level: Delegated Business Meeting

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Ref. No. : 22/04135/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 12 Pytchley Crescent  
Upper Norwood  
London  
SE19 3QT Type: Householder Application

Proposal : Erection of single-storey side and rear extension. Erection of outbuilding following demolition of existing garage. Erection of raised terrace to the rear and 1.7 m frosted screening.

Date Decision: 09.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04205/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 181 Church Road  
Upper Norwood  
London  
SE19 2PS Type: Consent for works to protected trees

Proposal : T10. Cedar tree: Remove hanging branch and remove dead wood. Tree is approximately 18 meters in height.  
(TPO 28, 2013)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 21/03801/FUL **Ward : Coulsdon Town**  
Location : Land Adjacent 1 The Avenue  
Coulsdon  
CR5 2BN Type: Full planning permission



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : Car Park And Adjoining Land Lion Green Road  
Coulsdon  
CR5 2NL

Type: Discharge of Conditions

Proposal : Discharge of Conditions 13 (Sustainable Travel Strategy) and 26b (Contamination Validation) pursuant to Planning permission Ref. 17/06297/FUL granted 18 January 2019.

Date Decision: 14.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03447/LP  
Location : 15 Lion Green Road  
Coulsdon  
CR5 2NL

**Ward : Coulsdon Town**  
Type: LDC (Proposed) Use edged

Proposal : Use of part of dwelling (Class C3) as an ancillary office for chauffeurs booking office.

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03768/DISC  
Location : 27A And 29 The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Discharge Condition 4 (CEMP) 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: 08.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03799/HSE  
Location : 19 Dunsfold Rise  
Coulsdon  
CR5 2ED

**Ward : Coulsdon Town**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : Demolition of existing side extensions and porch. Erection of single storey front extension and two storey side extension and part 1/2 storey rear extension. Alterations to fenestration. Construction of rear patio.

Date Decision: 07.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03861/HSE  
Location : 105 Rickman Hill  
Coulsdon  
CR5 3DU

**Ward : Coulsdon Town**  
Type: Householder Application

Proposal : Demolition of garage and extensions and erection of 2 storey side/rear extension, single storey rear extension and front porch.

Date Decision: 10.11.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/03968/DISC  
Location : 25 The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Discharge Condition 4 (Construction Environmental Management Plan) attached to Planning Permission ref. 21/04028/FUL for the 'Erection of two-storey building with double-storey roof and basement level to provide eight (8) self-contained flats (following demolition of existing two-storey dwellinghouse), Associated amenity, cycle storage, hard/soft landscaped, vehicle parking and waste storage spaces, and Alterations'

Date Decision: 18.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04013/HSE  
Location : 51 Stoats Nest Village  
Coulsdon  
CR5 2JN

**Ward : Coulsdon Town**  
Type: Householder Application

Proposal : Proposed front and rear accessible ramps.

Date Decision: 09.11.22

**Permission Granted**



Ref. No. : 22/04439/PDO  
Location : Ullswater Trading Estate, Junction With  
Ullswater Crescent Coulsdon  
Croydon  
Surrey  
CR5 2XX

**Ward :** Coulsdon Town  
**Type:** Observations on permitted development

**Proposal :** Removal of 3 x Commscope RRVVPX308..4R3 antenna at 19m and 1 x Dummy antenna at 19m from the existing 22.5m lattice tower. Relocation of 1 x Commscope EGYHHTT-65B-R6 antenna at 19m on to new supporting steelwork off the existing lattice tower. Installation of 3 x Ericsson AIR 6488 antenna at 19m to be installed upon both new and existing steelwork off the existing 22.5m lattice tower. Removal of 1 x RBS6102 cabinet to be replaced by 1 x ERS Rack on existing concrete base within the compound of the installation. Ancillary works including the removal of 6 x feeder cables and the installation of 3 x Multicore fibre cables, 3 x DC Cables and 3 x DC BoB's in the existing feeder management system.

Date Decision: 18.11.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/04470/LP  
Location : 223 St Andrews Road  
Coulsdon  
CR5 3HN

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

**Proposal :** Erection of a hip to gable roof extension and rear dormer, including two rooflights to the front roofslope. Installation of soil pipe.

Date Decision: 08.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00819/DISC  
Location : Wandle Road Car Park  
Wandle Road  
Croydon  
CR0 1DX

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

**Proposal :** Discharge of Condition 21 (Cycle Storage) pursuant to Planning Permission Ref. 17/06318/FUL granted 18 January 2019.

Date Decision: 14.11.22

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02399/DISC **Ward : Fairfield**  
Location : Cambridge House **Type: Discharge of Conditions**  
16-18 Wellesley Road  
Croydon  
CR0 2DD  
Proposal : Details pursuant to condition 20 (Residential Waste Management Plan ) as per p.p.  
16/03368/P granted for Demolition of existing buildings; erection of 26 storey building  
with double height ground floor plus basement level comprising 63 two bedroom, 20 one  
bedroom and 9 three bedroom flats; provision of access,landscaping and 3 parking  
spaces.  
Date Decision: 15.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02594/DISC **Ward : Fairfield**  
Location : Development Site Former Site Of 27 **Type: Discharge of Conditions**  
Tamworth Place  
Croydon  
CR0 1RL  
Proposal : Approval of details relating to condition 3 (external materials) and 4 (obscure glazing and  
privacy screening) of planning permission under 20/03032/FUL for Demolition of the  
existing building and erection of two (replacement) buildings to provide 9 x residential  
units with associated amenity space, waste/recycling and cycle stores (follow up to  
application 20/00206/FUL) approved on 04.09.2020.  
Date Decision: 10.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03148/FUL **Ward : Fairfield**  
Location : 208 High Street **Type: Full planning permission**  
Croydon  
CR0 1NE  
Proposal : Retrospective application for a single storey rear extension with rendered walls and  
installation of a rendered and timber fence.  
Date Decision: 08.11.22

**Permission Granted**





Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : Electric House  
3 Wellesley Road  
Croydon  
CR0 2AG  
Type: Discharge of Conditions

Proposal : Discharge of Condition 6a (External access lift) attached to listed building consent 20/02814/LBC for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03884/DISC  
Location : Electric House  
3 Wellesley Road  
Croydon  
CR0 2AG  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 5a (External access lift) attached to planning consent 20/02813/FUL for the change of use from B1 (Offices) to D1 (Non-Residential Institution - University). External alterations including repairs to existing elevations, structures within courtyard and replacement of plant to roof along with internal alterations.

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03916/FUL  
Location : 63 Friends Road  
Croydon  
CR0 1ED  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Retention of the White UPVC Windows.

Date Decision: 17.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04027/DISC  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

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

Proposal : Details pursuant to condition 8 (Travel Plan) and 10 (Car Parking Management Plan) as per p.p. 16/03368/P granted for Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces

Date Decision: 16.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04165/ADV  
Location : J C Decaux Bus Shelter Outside Apollo  
House  
Wellesley Road  
Croydon  
CR0 2AJ  
Ward : **Fairfield**  
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 16.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04257/DISC  
Location : Land Adjacent To Croydon College  
College Road  
Croydon, CR0 1PF  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Part Discharge of condition 47 (PART 2 only) (booking system) attached to planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 17.11.22

**Approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03496/HSE  
Location : 41 Haydn Avenue  
Purley  
CR8 4AG  
**Ward : Kenley**  
Type: Householder Application

Proposal : Alterations to land levels at rear incorporating retaining walls/steps and erection of single storey rear extension

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03629/LE  
Location : 31 New Barn Lane  
Whyteleafe  
CR3 0EX  
**Ward : Kenley**  
Type: LDC (Existing) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 17.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03948/DISC  
Location : 133 Godstone Road  
Kenley  
CR8 5BD  
**Ward : Kenley**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (Fire Safety Statement) attached to planning permission 22/02260/FUL for the use of the flat roof of the two-storey rear projection as a roof terrace for Flat 6 on the second floor with associated alterations including installation of glazed balustrades.

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04088/TRE  
Location : 2 Wheat Knoll  
Kenley  
CR8 5JT  
**Ward : Kenley**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : T1 Conifer: Fell  
G1 Limes: Crown Lift by 5 metres from ground level  
T2 Ash: Remove lower laterals  
T3 Cherry; Dead - Fell  
T4 Sycamore: Remove lowest limb towards house  
(TPO 188)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04126/DISC **Ward : Kenley**  
Location : Land R/O 5-6 Oaklands Gardens **Type: Discharge of Conditions**  
Kenley  
CR8 5DS

Proposal : Discharge of condition 12 (biodiversity enhancement) attached to permission  
19/01810/FUL dated 18/05/2020 for alterations to land levels, erection of detached two  
storey 3 bedroom house with decking, associated bin and cycle stores

Date Decision: 10.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04177/DISC **Ward : Kenley**  
Location : 98 Higher Drive **Type: Discharge of Conditions**  
Purley  
CR8 2HL

Proposal : Discharge of Condition 11 (Biodiversity Enhancement Strategy) attached to permission  
21/04358/FUL dated 06/07/2022 for Demolition of existing house and erection of a 3-4  
storey block comprising 9 flats with 9 car parking spaces and associated landscaping.

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01649/FUL **Ward : New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 38 Central Parade  
Croydon  
CR0 0JD  
Type: Full planning permission

Proposal : Retrospective planning application for demolition of garage and erection of a three-storey rear extension (basement, ground and first floor level) to provide additional kitchen storage and office space for the commercial premises, plus the installation of a flue associated with the commercial premises

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02126/HSE  
Location : 13 Montacute Road  
Croydon  
CR0 0JF  
Ward : **New Addington South**  
Type: Householder Application

Proposal : Alterations to the front elevation; erection of single/two storey side/rear extension.

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02479/HSE  
Location : 6 Ownsted Hill  
Croydon  
CR0 0JQ  
Ward : **New Addington South**  
Type: Householder Application

Proposal : Proposed Single Storey Front/Side extension and two storey side extension.

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03805/LP  
Location : 101 Arnhem Drive  
Croydon  
CR0 0EE  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations edged

Proposal : Construction of hip to gable roof extension and dormer extension in rear roof slope; installation of rooflights in the front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 18.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03945/HSE  
Location : 64 Overbury Crescent  
Croydon  
CR0 0LN

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

Proposal : Erection of single storey front, side and rear extension to form a new annex following demolition of existing garage.

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/01109/DISC  
Location : 2A Green Lane  
Thornton Heath  
CR7 8BA

**Ward : Norbury Park**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3, (materials), 4, (Landscaping), 5, (CLP), 6, (Details), 7 (Refuse and cycle storage) and 8 (CO2) of LPA ref: 20/01987/FUL (Alteration of the permitted ground floor 1 x 2-bedroom flat (16/04271/FUL) and the erection of a first floor extension to comprise a 1 x 1-bedroom flat)

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01839/HSE  
Location : 86 Kensington Avenue  
Thornton Heath  
CR7 8BZ

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

Proposal : Erection of single storey side infill extension. Conversion of garage to habitable space. Demolition of existing rear dormer and erection of additional level at first floor.

Date Decision: 11.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02446/FUL **Ward : Norbury Park**  
Location : 39 Crown Lane Type: Full planning permission  
Norbury  
London  
SW16 3JE

Proposal : Installation of terrace with railing, replacement of existing windows and installation of automatic opening vent (AOV) (amendment to application 20/02216/FUL)

Date Decision: 10.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02873/HSE **Ward : Norbury Park**  
Location : 12 Arnalls Road Type: Householder Application  
Norbury  
London  
SW16 3EP

Proposal : Erection of two storey side extension, roof alterations, erection of rear dormer and installation of solar panels, Erection of single storey rear extension and outbuilding.

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03124/HSE **Ward : Norbury Park**  
Location : 46 St Oswald's Road Type: Householder Application  
Norbury  
London  
SW16 3SB

Proposal : Erection of three storey side extension. Erection of single storey front and rear extensions. Internal alterations.

Date Decision: 10.11.22

**Permission Refused**

Level: Delegated Business Meeting



Ref. No. : 22/03220/HSE  
Location : 57 Norbury Hill  
Norbury  
London  
SW16 3RU

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

Proposal : Alteration to increase the existing basement height and erection of basement extension.

Date Decision: 07.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03723/HSE  
Location : 18 Arnalls Road  
Norbury  
London  
SW16 3EP

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

Proposal : Enlargement of existing dormer window in the rear roofslope.

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03974/LP  
Location : 32 Biggin Hill  
Upper Norwood  
London  
SE19 3HY

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

Proposal : Erection of hip to gable roof extension and one (1) window to side roofslope and dormer extension on rear roofslope, addition of two (2) rooflights to front roofslope window and alterations.

Date Decision: 07.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04314/CAT

**Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 70 Ryecroft Road  
Norbury  
London  
SW16 3EH

Type: Works to Trees in a  
Conservation Area

Proposal : Oak tree - prune to reduce the leaf volume by 25%. This will be achieved by shortening the longer branches by 1m.  
Also remove the lowest horizontal limb that is on the SW side of the tree.

Date Decision: 10.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04475/LP

Location : 44 Crescent Way  
Norbury  
London  
SW16 3AJ

Ward : **Norbury Park**

Type: LDC (Proposed) Operations  
edged

Proposal : Installation of rooflight to rear roof slope and installation of front facing rooflight. Internal reconfiguration and loft roof upgrade to make habitable room. Alterations.

Date Decision: 18.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01080/FUL

Location : 1127 London Road  
Norbury  
London  
SW16 4XD

Ward : **Norbury And Pollards Hill**

Type: Full planning permission

Proposal : Erection of single-storey rear extension to form a self-contained dwelling (Use Class C3), Associated including amenity, cycle storage, landscaped and waste storage spaces, and Associated alterations

Date Decision: 11.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Ref. No. : 22/03697/FUL **Ward : Norbury And Pollards Hill**  
Location : Dental Surgery **Type: Full planning permission**  
1172 London Road  
Norbury  
London  
SW16 4DP

Proposal : Erection of single storey extension to create 1no. studio flat for use ancillary to the existing dental surgery (Class E(e)).

Date Decision: 15.11.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/03812/FUL **Ward : Norbury And Pollards Hill**  
Location : 98 Kilmartin Avenue **Type: Full planning permission**  
Norbury  
London  
SW16 4QZ

Proposal : Conversion of single dwellinghouse into 2x2-bedroom flats, sub-division of rear garden, installation of 2no. rooflights, alterations to ground floor front elevation and provision of cycle and refuse storage.

Date Decision: 18.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03841/HSE **Ward : Norbury And Pollards Hill**  
Location : 17 Kilmartin Avenue **Type: Householder Application**  
Norbury  
London  
SW16 4RE

Proposal : Alterations, demolition of existing conservatory, erection of rear dormer extension and single-storey rear extension

Date Decision: 10.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03940/HSE **Ward : Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 143 Pollards Hill South  
Norbury  
London  
SW16 4LZ  
Type: Householder Application

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

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04077/LP  
Location : 155 Tylecroft Road  
Norbury  
London  
SW16 4BJ  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension and enlargement of the rear roof slope with a dormer and associated alterations.

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04103/GPDO  
Location : 134 Norbury Crescent  
Norbury  
London  
SW16 4JZ  
Ward : **Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 16.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/04131/TRE  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 99 Pollards Hill South  
Norbury  
London  
SW16 4LS  
Type: Consent for works to protected trees

Proposal : T9 Oak; 2 Metre lateral reduction away from 97D Pollards Hill South.  
(TPO 21, 1976)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04132/HSE  
Location : 4 Norbury Crescent  
Norbury  
London  
SW16 4JU  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Installation of dropped kerb.

Date Decision: 18.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04198/HSE  
Location : 36 Pollards Hill East  
Norbury  
London  
SW16 4UU  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

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

Date Decision: 18.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02026/HSE  
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 94A Caterham Drive  
Coulsdon  
CR5 1JG  
Type: Householder Application

Proposal : Landscape works to rear garden to include change in levels to provide patio areas.

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02241/TRE  
Location : 1 Shelley Close  
Coulsdon  
CR5 2LT  
Ward : Old Coulsdon  
Type: Consent for works to protected trees

Proposal : T1 Oak - Reduce 2 lateral limbs by 2m growing out of the natural crown shape.  
(TPO 34, 1991)

Date Decision: 18.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02601/HSE  
Location : 42 Mead Way  
Coulsdon  
CR5 1PJ  
Ward : Old Coulsdon  
Type: Householder Application

Proposal : Alterations and extensions to the roof form involving hip to gable conversion with a flat roof top, raising roof height and rear dormer addition with a Juliet balcony and a new second floor window on the west side elevation.

Date Decision: 10.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03512/HSE  
Location : 74 Marlpit Lane  
Coulsdon  
CR5 2HB  
Ward : Old Coulsdon  
Type: Householder Application

Proposal : Alterations. Erection of single storey rear extension. Erection of single storey front extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03823/HSE

**Ward : Old Coulsdon**

Location : 86 Ellis Road  
Coulsdon  
CR5 1BZ

Type: Householder Application

Proposal : Demolition of the existing ramp. Erection a new ramp and the formation of hardstanding pavement to the front of the house with the installation of a vehicular crossover.

Date Decision: 09.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03909/HSE

**Ward : Old Coulsdon**

Location : 41 Stoneyfield Road  
Coulsdon  
CR5 2HP

Type: Householder Application

Proposal : Demolition of existing rear extension, alterations, erection of single/two storey rear extension, loft conversion including enlargement of roof including a hip to gable roof extension and a dormer extension at rear

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03960/HSE

**Ward : Old Coulsdon**

Location : 8 Kerrill Avenue  
Coulsdon  
CR5 1QA

Type: Householder Application

Proposal : Conversion of the garage to habitable space with alterations to the roof.

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Ref. No. : 22/04338/DISC **Ward : Old Coulsdon**  
Location : 8 Coulsdon Road Type: Discharge of Conditions  
Coulsdon  
CR5 2LA

Proposal : Discharge of Condition 5 (Protection measures for hedge and trees) of Planning Permisson 19/03965/FUL (Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping)

Date Decision: 09.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04349/TRE **Ward : Old Coulsdon**  
Location : 20 Coulsdon Road Type: Consent for works to protected  
Coulsdon trees  
CR5 2LA

Proposal : T1 Larger Yew - Crown Reduce by 2 metres, raise crown to 2.5m over footpath & drive measured from ground level.  
T2 Smaller Yew - Raise crown to 2.5m measured from ground level & lateral reduction of 2 metres.  
(TPO 02, 1980)

Date Decision: 18.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04571/PDO **Ward : Old Coulsdon**  
Location : Telecommunications Mast Adjacent Farthing Type: Observations on permitted  
Down Stables development  
Drive Road  
Coulsdon  
CR5 1BN

Proposal : Replacement of existing 11.7m monopole with new 20m monopole supporting 9no. antennas, 2 no. 300mm dishes and the installation of 3.no cabinets and ancillary works thereto.

Date Decision: 16.11.22

**No Objection**



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03958/DISC

**Ward : Purley Oaks And  
Riddlesdown**

Location : 126-132 Pampisford Road  
Purley  
CR8 2NH

Type: Discharge of Conditions

Proposal : Discharge of condition number 11 (biodiversity enhancements) attached to planning permission ref.20/01550/FUL (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH)

Date Decision: 09.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03983/LP

**Ward : Purley Oaks And  
Riddlesdown**

Location : 46 Grasmere Road  
Purley  
CR8 1DU

Type: LDC (Proposed) Operations edged

Proposal : Construction of a roof extension, single storey side extension and two storey rear extension together with the installation of rooflights in the front roofslope

Date Decision: 08.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04023/HSE

**Ward : Purley Oaks And  
Riddlesdown**

Location : 16 Honister Heights  
Purley  
CR8 1EU

Type: Householder Application

Proposal : Proposed single storey front/side/rear extension with internal alterations

Date Decision: 11.11.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Level: Delegated Business Meeting

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Ref. No. : 22/04089/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : 48 Honister Heights Purley CR8 1EU **Type: Prior Appvl - Class A Larger House Extns**  
Proposal : Erection of a single storey rear extension projecting out 4.35 metres from the rear wall of the original house with a height to the eaves of 2.55 metres and a maximum overall height of 3.38 metres

Date Decision: 17.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/04358/DISC **Ward : Purley Oaks And Riddlesdown**  
Location : Car Showroom And Premises 139 Sanderstead Road South Croydon CR2 0FN **Type: Discharge of Conditions**  
Proposal : Discharge of condition 10 (EVCPs) attached to permission 20/05098/FUL dated 26/02/2021 for the demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area.

Date Decision: 17.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04510/NMA **Ward : Purley Oaks And Riddlesdown**  
Location : 126-132 Pampisford Road Purley CR8 2NH **Type: Non-material amendment**  
Proposal : Non-material amendment (revised parking layout and cycle storage) linked to planning permission 20/01550/FUL for the demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 14.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06179/HSE  
Location : 19 Verulam Avenue  
Purley  
CR8 3NR  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : New outbuilding to rear garden, to form swimming pool, sauna and steam room.

Date Decision: 18.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06383/HSE  
Location : 58 Woodcrest Road  
Purley  
CR8 4JB  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of decking in the rear garden and associated works.

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00642/DISC  
Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 26 (historical uses) attached to planning permission for 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 14.11.22

**Approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Ref. No. : 22/03196/DISC **Ward : Purley And Woodcote**  
Location : 1 Smitham Bottom Lane Type: Discharge of Conditions  
Purley  
CR8 3DE

Proposal : Discharge of conditions 3 (CLP) and 4 (Cont Land) attached to planning permission 20/06319/FUL (Demolition of existing 2 storey detached dwelling and garage, construction of part 3, 4, and 5 storey building comprising a mix of 16 no. one, two and three bedroom flats, associated parking and hard and soft landscaping)

Date Decision: 11.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03419/CONR **Ward : Purley And Woodcote**  
Location : Bala Court Type: Removal of Condition  
118A Woodcote Valley Road  
Purley  
CR8 3BF

Proposal : Variation of condition 2 (approved drawings), 3 (Tree Protection), 7 (Parking), 8 (EVCP), 9 (Cycle Parking and Refuse Storage) and condition 12 (surface water drainage) attached to planning permission 19/03909/FUL for the demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycle sheds

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03784/HSE **Ward : Purley And Woodcote**  
Location : 49 Pampisford Road Type: Householder Application  
Purley  
CR8 2NJ

Proposal : Erection of single storey rear extension and two storey side extension, alterations and extension to existing porch, loft conversion and installation of roof lights to the side, rear and on the flat roof. (Amendments to 18/05362/HSE)

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 25 Hartley Hill  
Purley  
CR8 4EP  
Type: Householder Application

Proposal : Land level alterations in the rear garden; proposal to shift the retaining wall further towards the rear of the garden to increase the size of the raised garden area.  
Retrospective application.

Date Decision: 16.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03984/HSE  
Location : 85 Woodcote Valley Road  
Purley  
CR8 3BG  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations including conversion of garage into a habitable room, single storey rear extension and raised patio to the rear.

Date Decision: 09.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03994/LP  
Location : 14 Church Hill  
Purley  
CR8 3QN  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding within the rear garden.

Date Decision: 10.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04085/DISC  
Location : Kingsmead Court  
10 Smitham Downs Road  
Purley  
CR8 4NA  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : Land Development Site Former Site Of Type: Discharge of Conditions  
11 Hartley Old Road  
Purley  
CR8 4HH

Proposal : Discharge of condition 3 (CLP) attached to planning permission 20/05200/FUL for the demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 15.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04556/DISC Ward : **Purley And Woodcote**  
Location : 14A Smitham Bottom Lane Type: Discharge of Conditions  
Purley  
CR8 3DA

Proposal : Discharge of condition 11 (detailed materials), attached to planning application 20/04997/FUL for the demolition of existing single storey detached dwelling (with roof accommodation) and erection of a two storey building (with roof accommodation) to the front comprising 6 self-contained flats and construction of a two storey building to the rear comprising 3 terraced dwellings; new access drive to the side; vehicular parking; hard and soft landscaping; communal/amenity/play space; refuse and cycle storage and boundary treatment.

Date Decision: 17.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04587/DISC Ward : **Purley And Woodcote**  
Location : 14A Smitham Bottom Lane Type: Discharge of Conditions  
Purley  
CR8 3DA

Proposal : Discharge of condition 4 (bat license) attached to planning application 20/04997/FUL for the demolition of existing single storey detached dwelling (with roof accommodation) and erection of a two storey building (with roof accommodation) to the front comprising 6 self-contained flats and construction of a two storey building to the rear comprising 3 terraced dwellings; new access drive to the side; vehicular parking; hard and soft landscaping; communal/amenity/play space; refuse and cycle storage and boundary treatment.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 17.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04705/FUL  
Location : 18 Brambledown Road  
South Croydon  
CR2 0BL  
Proposal : Demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 7 flats, provision of new access and crossover, 4 parking spaces, refuse store, cycle parking and landscaping

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

Date Decision: 15.11.22

**Permission Refused**

Level: Planning Committee

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Ref. No. : 21/05742/FUL  
Location : 38 - 40 Arkwright Road  
South Croydon  
CR2 0LL  
Proposal : Retained existing house, with demolition of existing attached garage and erection of 4 no. semi-detached houses and 3 no. terrace houses, to provide 7no. new family homes, with altered vehicular access, parking, refuse storage and associated hard and soft landscaping.

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

Date Decision: 14.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02996/HSE  
Location : 170 Purley Downs Road  
South Croydon  
CR2 0RF  
Proposal : Extension to existing crossover and formation of hardstanding for parking bays.

Ward : **Sanderstead**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 18.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03640/DISC **Ward : Sanderstead**  
Location : Land R/O 50-52 Glebe Hyrst Type: Discharge of Conditions  
South Croydon  
CR2 9JF

Proposal : Discharge of condition 3 (external facing materials), 5 (landscaping), 6 (various) attached to planning permission 21/05516/CONR for erection of two storey 4 bedroom detached house with integral garage to the rear of no's 50 & 52 Glebe Hyrst fronting North Down, refuse store and formation of vehicular access onto North Down (original permission 21/01810/FUL)

Date Decision: 15.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03860/DISC **Ward : Sanderstead**  
Location : Land To The Rear Of 62 - 66 Arundel Avenue Type: Discharge of Conditions  
South Croydon  
CR2 8BB

Proposal : Discharge of condition 3 (Construction logistics plan) attached to the permission 21/04694/FUL dated 28.04.2022 for Erection of a detached house with off-street parking (Fronting Langley Oaks Avenue).

Date Decision: 11.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03953/GPDO **Ward : Sanderstead**  
Location : 11 Claremont Close Type: Prior Appvl - Class A Larger  
South Croydon House Extns  
CR2 9EQ

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

Date Decision: 09.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/04004/DISC **Ward : Sanderstead**  
Location : 1 Addington Road **Type: Discharge of Conditions**  
South Croydon  
CR2 8RE

Proposal : Discharge of condition 3 (demolition management plan) attached to permission 21/04969/FUL dated 13/09/22 (appeal ref: APP/L5240/W/22/3297231) for 'the demolition of existing building and the construction of 30 retirement living apartments (C3) with a communal lounge, guest suite, lower ground floor car parking and refuse store, provision of new access onto Sanderstead Hill (closure of existing vehicle access), pedestrian access, landscaping and associated works.'

Date Decision: 08.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04072/TRE **Ward : Sanderstead**  
Location : The Coppice **Type: Consent for works to protected trees**  
Beech Avenue  
South Croydon  
CR2 0NL

Proposal : T1, Catalpa- Reduce crown back to previous points.  
(TPO no.18, 2010)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04110/DISC **Ward : Sanderstead**  
Location : Land To The Rear Of 62 - 66 Arundel Avenue **Type: Discharge of Conditions**  
South Croydon  
CR2 8BB

Proposal : Discharge of Condition 4 (materials) attached to planning permission 21/04694/FUL for Erection of a detached house with off-street parking (Fronting Langley Oaks Avenue)

Date Decision: 09.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04201/TRE **Ward : Sanderstead**  
Location : 17 Hill Barn **Type: Consent for works to protected**  
South Croydon trees  
CR2 0RU

Proposal : G1. Consisting of one Common Lime and 1 Horse Chestnut tree. Reduce heights by 4-5m to allow more sunlight for the fitting of solar panels to the house roof.  
(TPO no.145)

Date Decision: 09.11.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/04696/NMA **Ward : Sanderstead**  
Location : 70 Arkwright Road **Type: Non-material amendment**  
South Croydon  
CR2 0LL

Proposal : Non-material amendment to application ref: 19/02233/FUL for 'Demolition of the existing garage and outbuilding to the existing dwelling with alterations to the land levels: Erection of a detached 3No Bedroom house with associated bin, cycle and parking provision.' The proposed amendments are to increase the footprint, amend the roof pitch, include 2 dormers and amend the elevations and fenestration.

Date Decision: 16.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03451/FUL **Ward : Selsdon And Addington**  
**Village**  
Location : 60 The Ruffetts **Type: Full planning permission**  
South Croydon  
CR2 7LR

Proposal : Alterations; erection of single storey front/side extension

Date Decision: 16.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03835/HSE **Ward : Selsdon And Addington Village**  
Location : 28 Ingham Road **Type: Householder Application**  
South Croydon  
CR2 8LT  
Proposal : Erection of single storey rear extension, garden decking and privacy screening (retrospective)

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04007/GPDO **Ward : Selsdon And Addington Village**  
Location : 63 Foxearth Road **Type: Prior Appvl - Class A Larger House Extns**  
South Croydon  
CR2 8EL  
Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.3 metres

Date Decision: 09.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/02672/DISC **Ward : Selsdon Vale And Forestdale**  
Location : 22 Lynne Close **Type: Discharge of Conditions**  
South Croydon  
CR2 8QA  
Proposal : Discharge of condition 6 (construction logistics plan) attached to planning permission 19/04191/FUL for the demolition of existing bungalow and erection of a three storey building with accommodation in the roofspace, comprising of 9 units with associated landscaping, parking, accesses as well as cycle and refuse storage.

Date Decision: 08.11.22



**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03185/HSE **Ward : Selsdon Vale And Forestdale**  
Location : 12B Ravenshead Close **Type: Householder Application**  
South Croydon  
CR2 8RL

Proposal : Alterations to include installation of roof lights to existing flat roof and internal layout.

Date Decision: 07.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03849/DISC **Ward : Selsdon Vale And Forestdale**  
Location : Rear Of 156 To 180 **Type: Discharge of Conditions**  
Addington Road  
South Croydon

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

Date Decision: 10.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04143/TRE **Ward : Selsdon Vale And Forestdale**  
Location : 19 Ravenshead Close **Type: Consent for works to protected trees**  
South Croydon  
CR2 8RL

Proposal : G1 2x Common Beech trees: Reduce heights by 4m and 2m laterally on the west face toward the house.  
(TPO 20, 1972)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

Ref. No. : 21/05726/FUL **Ward : Selhurst**  
Location : 309A Whitehorse Road **Type: Full planning permission**  
Croydon  
CR0 2HR  
Proposal : Erection of first floor rear extension and gable ended roof and outrigger to main roof of building. Conversion of resulting building to provide 3 x self-contained flats with additional chimney flue and associated alterations.  
Date Decision: 16.11.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03526/FUL **Ward : Selhurst**  
Location : 70A Arundel Road **Type: Full planning permission**  
Croydon  
CR0 2EP  
Proposal : Erection of roof extension to main rear roof and above rear outrigger.  
Date Decision: 07.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03529/FUL **Ward : Selhurst**  
Location : 70A Arundel Road **Type: Full planning permission**  
Croydon  
CR0 2EP  
Proposal : Erection of rear dormer roof extension  
Date Decision: 15.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03730/HSE **Ward : Selhurst**  
Location : 28 Gloucester Road **Type: Householder Application**  
Croydon  
CR0 2DA  
Proposal : Erection of single storey outbuilding.



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 11 Morris Close  
Croydon  
CR0 7RD  
Type: Householder Application

Proposal : Single storey rear extension, front porch extension and replacement of garage door with window associated with conversion of the side garage into habitable accommodation.

Date Decision: 10.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03610/HSE  
Location : 3 Woodland Way  
Croydon  
CR0 7UB  
Type: Householder Application  
Ward : Shirley North  
Proposal : Erection of single storey single garage in front garden

Date Decision: 07.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03959/TRE  
Location : Ivy House  
30 Primrose Lane  
Croydon  
CR0 8YR  
Type: Consent for works to protected trees  
Ward : Shirley North  
Proposal : T1: Plane Tree - Crown lift to 5.2m above ground level. Reduce back from main building 2.3m . General maintenance.  
(TPO no's - 21, 1986)

Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04145/ADV  
Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : Bus Shelter Long Lane  
North East Of Junction With Ritchie Road  
Croydon  
CR0 7AR

Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 16.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/04146/ADV

Location : Bus Shelter Fronting Long Lane  
Adjacent 2 Winchet Walk  
Croydon  
CR0 7YL

Ward : **Shirley North**

Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 18.11.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/03398/FUL

Location : 578 Wickham Road  
Croydon  
CR0 8DN

Ward : **Shirley South**

Type: Full planning permission

Proposal : Erection of single storey front extension to shop front (retrospective).

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03798/HSE

Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 37 West Way  
Croydon  
CR0 8RQ  
Type: Householder Application

Proposal : Erection of first floor side/rear extension

Date Decision: 07.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03874/HSE  
Location : 54 Temple Avenue  
Croydon  
CR0 8QB  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Erection of single storey side and rear extension following demolition of existing garage, store room and conservatory.

Date Decision: 10.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03879/LP  
Location : 54 Temple Avenue  
Croydon  
CR0 8QB  
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: 10.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03939/HSE  
Location : 17 Colin Close  
Croydon  
CR0 8QD  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Erection of single storey side and rear extension following demolition of existing garage.

Date Decision: 18.11.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/04667/LP  
Location : 12 Langland Gardens  
Croydon  
CR0 8DU

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

Proposal : Erection of a single storey side extension

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/02346/OUT  
Location : Rear Of 35 & 37 Croham Valley Road  
South Croydon  
CR2 7JF

Ward : South Croydon  
Type: Outline planning permission

Proposal : Outline application for the consideration of access, appearance, layout and scale only in relation to the erection of 2 three storey detached buildings including accommodation within the roofspace comprising 8 flats, formation of vehicular access and provision of parking spaces with associated refuse and bicycle storage fronting Ballards Rise (amended description)

Date Decision: 11.11.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/02827/FUL  
Location : 70 Croham Road  
South Croydon  
CR2 7BD

Ward : South Croydon  
Type: Full planning permission

Proposal : Conversion of two self-contained flats into one single dwellinghouse

Date Decision: 16.11.22

### Permission Granted





Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Ref. No. : 22/04061/DISC **Ward : South Croydon**  
Location : 56 West Hill Type: Discharge of Conditions  
South Croydon  
CR2 0SA

Proposal : Discharge of Condition 3 (CLP) attached to planning permission 20/04307/FUL for Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage.

Date Decision: 16.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04149/FUL **Ward : South Croydon**  
Location : 13 Croham Road Type: Full planning permission  
South Croydon  
CR2 7PB

Proposal : Change of use from Use Class C4 to Use Class C2 for children with Special Educational Needs and Disabilities (SEND)

Date Decision: 17.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05837/DISC **Ward : South Norwood**  
Location : Garages And Forecourt North Of Avenue Type: Discharge of Conditions  
Road  
South Norwood  
London  
SE25 4EA

Proposal : Discharge of Conditions 10b (Contamination Validation), 11b (CCTV detail) and 11d (Sedum roof detail) of planning permission Ref17/06360/FUL granted 23.3.18

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00815/FUL **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : Flat 1  
109 Selhurst Road  
South Norwood  
London  
SE25 6LH  
Type: Full planning permission

Proposal : Retention of extension to the existing rear outbuilding

Date Decision: 15.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01896/FUL  
Location : 56 Tennison Road  
South Norwood  
London  
SE25 5RT  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Demolition of an existing outbuilding and erection of a new single storey home at the rear of the site

Date Decision: 10.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02129/FUL  
Location : 247-249 Selhurst Road  
South Norwood  
London  
SE25 6XP  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Part demolition and alteration of existing single Storey rear projection to facilitate change of use from commercial space to two self-contained residential units (C3) together with associated refuse storage, cycle storage, and private amenity space and alterations to front driveway

Date Decision: 18.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04097/LP  
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 6A Lancaster Road  
South Norwood  
London  
SE25 4AQ

Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding in the rear garden

Date Decision: 18.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04129/DISC

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

Ward : **South Norwood**

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (external materials) and 4 (digital display board) attached to planning permission ref. 22/02363/FUL (and listed building consent ref. 22/02364/LBC) for Alterations, improvement works to South Norwood Hill frontage including provision of external lighting, reinstatement of railings, gates, post lighting, staggered brick dwarf walls and tiled surfaces, removal of section of boundary wall and introduction of low-level planters, bench seating and cycle parking and installation of digital display board and illuminated signage.

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03586/FUL

Location : 31 Westbrook Road  
Thornton Heath  
CR7 8PS

Ward : **Thornton Heath**

Type: Full planning permission

Proposal : Erection of a row of three (3) two-storey terrace dwellinghouses with roof level accommodation (Use Class C3) (following demolition of existing single-storey dwellinghouse, detached garage and outbuilding), Associated amenity, cycle storage, off-street vehicle parking and waste storage spaces, and Alterations including landscaping, removal of existing vehicle crossover and formation of new vehicle crossover

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 14.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03763/GPDO

**Ward : Thornton Heath**

Location : 2A Upton Road  
Thornton Heath  
CR7 8PR

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Erection of two additional storeys over dwelling, and erection of front porch extension (Application under Class AA of the General Permitted Development Order 2015).

Date Decision: 09.11.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03809/HSE

**Ward : Thornton Heath**

Location : 12 Norwich Road  
Thornton Heath  
CR7 8NA

Type: Householder Application

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

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03932/FUL

**Ward : Thornton Heath**

Location : Unit 2  
28 Northwood Road  
Thornton Heath  
CR7 8HQ

Type: Full planning permission

Proposal : Installation of two air conditioning units (retrospective).

Date Decision: 11.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03986/LP

**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 10 Wharncliffe Road  
South Norwood  
London  
SE25 6SG  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a single storey rear extension, hip to gable roof extension with rear dormer, insertion of four (4) rooflights in the front roof slope and alterations to the chimney and other associated alterations.

Date Decision: 11.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04022/FUL  
Location : Flat 1  
17 Howberry Road  
Thornton Heath  
CR7 8HZ  
Ward : Thornton Heath  
Type: Full planning permission

Proposal : Erection of single storey rear extension to ground floor flat

Date Decision: 07.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04032/DISC  
Location : 52 Bensham Grove  
Thornton Heath  
CR7 8DA  
Ward : Thornton Heath  
Type: Discharge of Conditions

Proposal : Discharge Condition 13 (Sustainable Urban Drainage) 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: 18.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04034/LP  
Location : 9 Westbrook Road  
Thornton Heath  
CR7 8PS  
Ward : Thornton Heath  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of an outbuilding in the rear garden.

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 14.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04121/DISC  
Location : 52 Bensham Grove  
Thornton Heath  
CR7 8DA

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

Proposal : Discharge Condition 17 (Contaminated Land) 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: 11.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04275/HSE  
Location : 49 Falkland Park Avenue  
South Norwood  
London  
SE25 6SQ

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

Proposal : Erection of ground floor rear extension, installation of new raised decking and new retaining walls to raise garden level.

Date Decision: 16.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03375/DISC  
Location : 11 Barham Road  
South Croydon  
CR2 6LD

**Ward : Waddon**  
Type: Discharge of Conditions

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

Date Decision: 11.11.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03777/HSE  
Location : 8 Arundel Close  
Croydon  
CR0 4BR  
Ward : **Waddon**  
Type: Householder Application  
Proposal : Erection of two-storey side/rear extension following demolition of existing garage.  
Date Decision: 15.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03904/GPDO  
Location : Interchange House  
27 Stafford Road  
Croydon  
CR0 4NG  
Ward : **Waddon**  
Type: Prior Appvl - Class E to  
(dwellings) C3  
Proposal : Change of use of ground floor from (Use Class E) Commercial, Business and Service, to provide two x 1 no. bed residential units (Use Class C3).  
Date Decision: 08.11.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04081/TRE  
Location : St Georges Church Of England Church  
Barrow Road  
Croydon  
CR0 4EZ  
Ward : **Waddon**  
Type: Consent for works to protected trees  
Proposal : All works as per attached Appendix 2: tree survey schedule.  
(TPO no. 21, 1984)  
Date Decision: 09.11.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/04327/LP  
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Location : 31 Foss Avenue  
Croydon  
CR0 4EW  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with insertion of 1 no. front rooflight and 2 no. rear rooflights

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02001/FUL  
Location : 1B Central Place  
South Norwood  
London  
SE25 4PR  
Ward : **Woodside**  
Type: Full planning permission

Proposal : Alterations, erection of roof extension, change of use to 1x 2-bedroom dwelling and provision of associated refuse and cycle storage (part retrospective)

Date Decision: 18.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03598/HSE  
Location : 3 Ferndale Road  
South Norwood  
London  
SE25 4QR  
Ward : **Woodside**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 08.11.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/04187/HSE  
Location : 64 Carmichael Road  
South Norwood  
London  
SE25 5LX  
Ward : **Woodside**  
Type: Householder Application

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



Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Date Decision: 16.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	22/04626/LP	<b>Ward :</b>	<b>Woodside</b>
Location :	17 Dickensons Lane South Norwood London SE25 5HJ	Type:	LDC (Proposed) Operations edged

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

Date Decision: 14.11.22

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

Level: Delegated Business Meeting

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Ref. No. :	22/04729/LP	<b>Ward :</b>	<b>Woodside</b>
Location :	2 Dundee Road South Norwood London SE25 4QJ	Type:	LDC (Proposed) Operations edged

Proposal : Conversion of loft to habitable space, erection of outrigger dormer and installation of  
rooflights to the front roof slope.

Date Decision: 16.11.22

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

Level: Delegated Business Meeting

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Ref. No. :	22/01865/CONR	<b>Ward :</b>	<b>West Thornton</b>
Location :	Car Parking Spaces Aviv House 797 London Road Thornton Heath CR7 6AW	Type:	Removal of Condition





Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Level: Delegated Business Meeting

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Ref. No. : 22/04006/GPDO  
Location : 14 Furtherfield Close  
Croydon  
CR0 3DZ

**Ward : West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 2.7 metres

Date Decision: 09.11.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/04073/LP  
Location : 83 Mayfield Road  
Thornton Heath  
CR7 6DP

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

Proposal : Erection of hip to gable roof and dormer extensions to the rear roofslope with a juliet balcony and installation of three (3) rooflights to the front roofslope.

Date Decision: 17.11.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/04170/HSE  
Location : 36 Wharfedale Gardens  
Thornton Heath  
CR7 6LA

**Ward : West Thornton**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 08.11.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/04485/DISC  
Location : 10 Willett Road  
Thornton Heath  
CR7 6AA

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

Decisions (Ward Order) since last Planning Control Meeting as at: 22nd November 2022

Proposal : Discharge Conditions 11 (Construction Logistics Plan), 16 (Noise Assessment) and 25 (Archaeology) attached to Planning Permission ref. 19/05373/FUL for the 'Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road'

Date Decision: 18.11.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/04597/PDO  
Location : Telephone Exchange  
147 Brigstock Road  
Thornton Heath  
CR7 7JN

**Ward : West Thornton**  
Type: Observations on permitted development

Proposal : Removal of 3 x Commscope antenna at 12.7m from the rooftop of the BT exchange. Relocation of 1 x Commscope antenna onto new Z bracket at 13.7m off the existing tripod on the rooftop of the exchange. Installation of 3 x new Ericsson antenna 2 x at 13.31m and 1 x at 14.21m on antenna support pole off existing rooftop mounts. Installation of 3 ERS Units, on brackets to the rear of each new antenna, removal of 6 feeders and 3 DC BoB's for the installation of 3 x 3 way BoB's within existing cable management and cabinet refreshment works.

Date Decision: 16.11.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/04209/AUT  
Location : Land Outside 27 To 35 Church Road Anerley  
London

**Ward : Out Of Borough**  
Type: Consultation from Adjoining Authority

Proposal : Erection of a 3 storey building comprising 2x commercial (Class E) ground floor units and 4x residential (Use Class C3) self-contained units above, with associated bike and bin stores. (Amended plans and description) - Adjoining Borough Consultation from London Borough of Bromley

Date Decision: 08.11.22

**Comments on adjoining borough consultation**

Level: Delegated Business Meeting

Ref. No. : 22/04238/AUT  
Location : Land At Rear Of 1 Cinnamon Close  
Beddington CR0 3GR

**Ward :** Out Of Borough  
**Type:** Consultation from Adjoining Authority

**Proposal :** Prior Approval for the erection of a 16m high monopole mast with wraparound cabinet at base, 3 separate equipment cabinets and associated ancillary works - Adjoining Borough Consultation from London Borough of Sutton

**Date Decision:** 08.11.22

**Objection**

**Level:** Delegated Business Meeting

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Ref. No. : 22/04329/AUT  
Location : Chelsham House  
Bethlem Royal Hospital  
Monks Orchard Road  
Beckenham

**Ward :** Out Of Borough  
**Type:** Consultation from Adjoining Authority

**Proposal :** Installation of heat pump at Chelsham House (within Bethlam Royal Hospital grounds, Monks Orchard Road BR3 3BX) - Adjoining Borough Consultation from London Borough of Bromley

**Date Decision:** 11.11.22

**Adj Borough - No Comment On Proposal**

**Level:** Delegated Business Meeting