

# 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, Lee, Ellily Ponnuthurai and Holly Ramsey

Reserve Members: Jade Appleton, Louis Carserides, Sherwan Chowdhury,  
Chris Clark, Gayle Gander, Karen Jewitt, Llabuti, Luke Shortland, Srinivasan  
and Nikhil Sherine Thampi

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 20 October 2022** at the rise of Planning Sub-Committee but not earlier than **6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Tariq Aniemeka-Bailey  
020 8726 6000 x64109  
tariq.aniemeka-bailey@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 12 October 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  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting (Pages 7 - 16)**

To approve the minutes of the meetings held on Thursday 14 July 2022 and Thursday 11 August 2022 as accurate records.

**3. Disclosure of Interest**

Members and co-opted Members of the Council are reminded that, in accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, they are required to consider in advance of each meeting whether they have a disclosable pecuniary interest (DPI), an other registrable interest (ORI) or a non-registrable interest (NRI) in relation to any matter on the agenda. If advice is needed, Members should contact the Monitoring Officer in good time before the meeting.

If any Member or co-opted Member of the Council identifies a DPI or ORI which they have not already registered on the Council's register of interests or which requires updating, they should complete the disclosure form which can be obtained from Democratic Services at any time, copies of which will be available at the meeting for return to the Monitoring Officer.

Members and co-opted Members are required to disclose any DPIs and ORIs at the meeting.

- Where the matter relates to a DPI they may not participate in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation.
- Where the matter relates to an ORI they may not vote on the matter unless granted a dispensation.
- Where a Member or co-opted Member has an NRI which directly relates to their financial interest or wellbeing, or that of a relative or close associate, they must disclose the interest at the meeting, may not take part in any discussion or vote on the matter and must not stay in the meeting unless granted a dispensation. Where a matter affects the NRI of a Member or co-opted Member, section 9 of Appendix B of the Code of Conduct sets out the test which must be applied by the Member to decide whether disclosure is required.

The Chair will invite Members to make their disclosure orally at the commencement of Agenda item 3, to be recorded in the minutes.

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

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

**5. Development presentations (Pages 17 - 18)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 19 - 22)**

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

**6.1 18/00547/FUL - Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU (Pages 23 - 102)**

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

Ward: South Norwood

Recommendation: Grant permission

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

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

There are none.

**8. Other planning matters (Pages 103 - 498)**

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 18 July 2022 and 7 October 2022.

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

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

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

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## Planning Committee

Meeting held on Thursday, 14 July 2022 at 6.00 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Sherwan Chowdhury, Sean Fitzsimons, Clive Fraser, Gayle  
Gander, Mark Johnson Endri Llabuti, Holly Ramsey and Appu Srinivasan

**Also Present:** Councillors Richard Chatterjee, Simon Brew, Patsy Cummings and Ola Kolade

**Apologies:** Councillor Joseph Lee, Humayun Kabir, Ian Parker and Ellily Ponnuthurai

### PART A

#### 44/22 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 16 June 2022 be signed as a correct record.

#### 45/22 **Disclosure of Interest**

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

#### 46/22 **Urgent Business (if any)**

There was none.

#### 47/22 **Development presentations**

There were none.

48/22 **Planning applications for decision**

49/22 **21/06036/FUL - Land to the South of Firsby Avenue and to the East of Verdayne, Avenue, Shirley, CR0 8TL**

Erection of eight semi-detached houses, together with associated access, car parking and landscaping.

Ward: Shirley North

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

Ms Sue Burnett spoke against the application.

Mr Matthew Arnold spoke in support of the application.

The Ward Member Councillor Richard Chatterjee addressed the committee with his view on the application.

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

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

The motion to grant the application was taken to a vote and carried with seven members voting in favour, no members voting against and two members abstained their vote.

The Committee **RESOLVED** to **GRANT** the application for the development at the Land to the South of Firsby Avenue and to the East of Verdayne, Avenue, Shirley, CR0 8TL.

*Councillor Srinivasan arrived at 6.22pm and did not participate in the vote as he was not present at the beginning of the item.*

50/22 **22/00948/FUL - 2 Highland Road, Purley, CR8 2HS**

Demolition of the existing dwelling. Erection of three storey building comprising 8 flats and provision of associated parking and landscaping works.

Ward: Purley

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



Mr Martin Hobbs was unable to attend the meeting, a written statement was read out by an officer to the committee detailing his view on the application.

Mr Grant Freeman spoke in support of the application.

The Ward Member Councillor Ola Kolade addressed the committee with his view on the application.

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

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

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

The chair used his casting vote to vote against the motion to approve the application.

Councillor Gander proposed a motion to refuse the application on the basis that the scale, footprint, height, mass of the proposed development and the proximity to neighbours was out of character of the neighbourhood. This was seconded by Councillor Johnson.

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

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 2 Highland Road, Purley, CR8 2HS.

*The chair took a vote to defer item 6.3 to a later date, 7 members voted in favour and 2 voted against and one Member abstained their vote.*

51/22      **21/01473/FUL - 220 Brighton Road, Upper Norwood, SE19 3XD**

This item was not considered.

52/22 **21/05015/FUL - 21 Downsview Road, Upper Norwood, SE19 3XD**

Demolition of existing dwelling house and construction of new replacement building comprising lower ground floor, ground floor, first floor, and second floor, and comprising 9 residential flats with associated vehicle access and off-street parking, cycle storage, refuse storage, and landscaping.

Ward: Crystal Palace and Upper Norwood

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

Mrs Caroline Fenech spoke against the application.

Mr John Przednowek spoke in support of the application.

The Ward Member Councillor Patsy Cummings addressed the committee with her view on the application.

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

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fitzsimons. This was not seconded and the motion to grant the application fell.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 21 Downsview Road, Upper Norwood, SE19 3XD.

The Chair called for a vote to extend the Planning Committee meeting past the 10pm guillotine, this was taken to a vote and carried with the majority of Members voting to extend the meeting.

53/22 **21/03333/FUL - 87-89 Foxley Lane, Purley CR8 3HP**

Demolition of pair of semi-detached houses and erection of a three-storey building plus accommodation in the roof comprising 22 flats with associated car parking and landscaping.

Ward: Purley and Woodcote

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

Mr Paul Lewis spoke in support of the application.

The Ward Member Councillor Simon Brew addressed the committee with his view on the application.

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

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

The motion to grant the application fell with one Member voting in favour, six Members voting against, and three Members abstained their vote.

Councillor Fraser proposed a motion for defer the application pending more information on affordable housing. This was seconded by Councillor Ben Hassel.

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

The chair used his casting vote to vote in against the motion to defer the application.

Councillor Gander proposed the motion to refuse the application due to the design being out of character with the immediate and neighbouring area, the height and mass of the development being overbearing and the dominance of the car parking area at the front of the development. This was seconded by Councillor Ramsey.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 87-89 Foxley Lane, Purley CR8 3HP.

54/22 **Items referred by Planning Sub-Committee**

There were none.

55/22 **Other planning matters**

There were none.

The meeting ended at 10.23 am

**Signed:**

**Date:**

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## Planning Committee

Meeting held on Thursday, 11 August 2022 at 6.30 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Leila Ben-Hassel (Vice-Chair);  
Councillors Chris Clark, Mark Johnson, Humayun Kabir, Joseph Lee,  
Ellily Ponnuthurai, Holly Ramsey, Luke Shortland and Appu Srinivasan

**Also Present:** Councillor Simon Brew

**Apologies:** Councillors Sean Fitzsimons, Ian Parker

### PART A

#### 59/22 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday 28 July 2022 be signed as a correct record.

#### 60/22 **Disclosure of Interest**

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

#### 61/22 **Urgent Business (if any)**

There was none.

#### 62/22 **Development presentations**

There were none.

63/22 **Planning applications for decision**

64/22 **21/01473/FUL - 220 Brighton Road, Purley, CR8 4HB**

Demolition of existing two storey house and detached garage and erection of a three/four storey building to provide 9 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Ward: Purley and Woodcote

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

Mr Toby Wincer spoke in support of the application.

The Ward Member Councillor Simon Brew addressed the committee with his view on the application.

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

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

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

The chair used his casting vote to vote against the motion to approve the application.

Councillor Lee proposed the motion to refuse the application on the basis that the proposed development would not be in keeping with the character of the area due to its scale and massing as well as the design of the property. This was seconded by Councillor Ramsey.

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

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

The Committee **RESOLVED** to **REFUSE** the application for the development at **220 Brighton Road, Purley, CR8 4HB**.

65/22 **Items referred by Planning Sub-Committee**

There were none.

66/22 **Other planning matters**

There were none.

67/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 7.41 pm

**Signed:**

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**Date:**

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## **PLANNING COMMITTEE AGENDA**

### **PART 5: Development Presentations**

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#### **1 INTRODUCTION**

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

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

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

#### **3 FURTHER INFORMATION**

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

#### **4 PUBLIC SPEAKING**

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

#### **5 BACKGROUND DOCUMENTS**

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

#### **6 RECOMMENDATION**

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

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## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

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#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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

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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

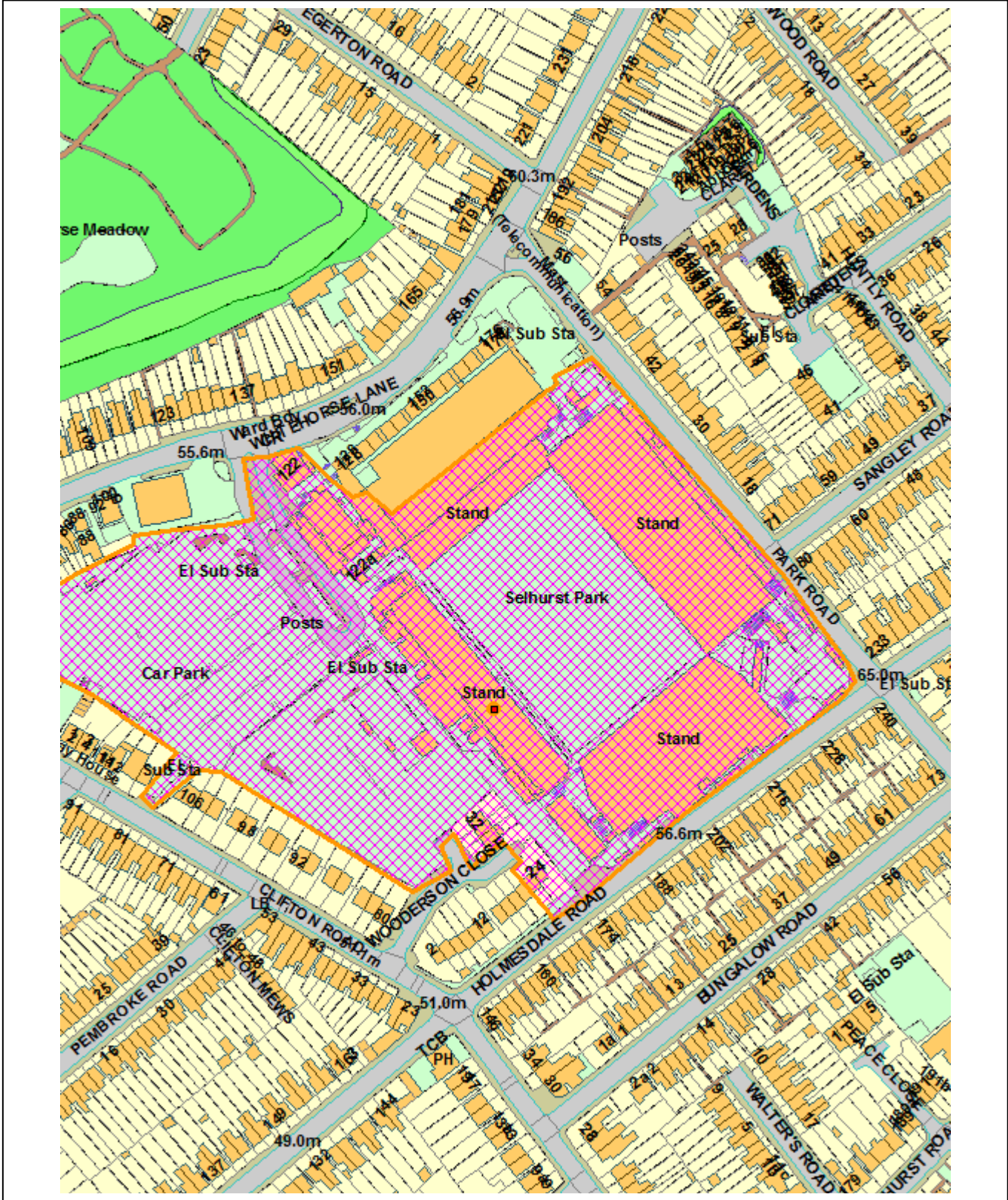
## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

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**1. DETAILS OF THE DEVELOPMENT**

Ref: 18/00547/FUL  
Location: Selhurst Park Stadium (Whitehorse Lane), And Sainsbury's Car Park (120-122 Whitehorse Lane), No's 22, 24, 26, 28, 30 & 32 Wooderson Close, South Norwood, London, SE25 6PU.  
Ward: South Norwood  
Description: Extension of "Main Stand" to provide seating for an additional 8,225 spectators and an additional 24,522sqm of floor space internally (beneath the expanded "Main Stand") to be used for the operation of the football club and ancillary functions (Use Class D2), and a 550sqm GIA restaurant/retail unit (Use Class A1/A3). Demolition of 22-32 Wooderson Close, and associated refurbishment works to end elevation of 20 Wooderson Close, reorganisation of the associated parking facilities and gardens. Reorganisation of the club and supermarket car parks, and site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane, with associated hard and soft landscaping. Use of the club car park as a fan plaza on match-days. Pitch lengthening (from 101m to 105m), and the creation of accessible seating within the Whitehorse Lane Stand (spectator capacity reduced by 690). Creation of replacement spectator capacity (683 additional), and relocation of the fan zone, to the corner of the "Holmesdale Road" and "Arthur Wait" stands. Reorganisation of floodlighting, including the removal of two of the flood light masts. Removal of the TV Gantry at the "Arthur Wait" Stand.  
Drawing Nos: 17812 KSS MS Z0 DR A 90 001 Rev P1, MS Z0 DR A 90 002 Rev P1, MS Z0 DR A 90 003 Rev P1, EX 00 DR A 91 001 Rev P1, EX 01 DR A 91 001 Rev P1, EX 02 DR A 91 001 Rev P1, EX 03 DR A 91 001 Rev P1, HS 00 DR A 91 001 Rev P1, HS 00 DR A 91 002 Rev P1, MS ZZ DR A 92 005 Rev P1, MS ZZ DR A 92 006 Rev P1, MS ZZ DR A 93 001 Rev P1, MS ZZ DR A 93 002 Rev P1, MS ZZ DR A 93 003 Rev P1, MS ZZ DR A 93 004 Rev P1, WS 00 DR A 91 001 Rev P1, MS 00 DR A SK 002 Rev P3, MS ZZ DR A 94 001 Rev P1, MS Z0 DR A 94 001 Rev P1, MS Z0 DR A 90 004 Rev P1, MS Z0 DR A 90 005 Rev P1, MS 00 DR A 91 001 Rev P3, MS 0M DR A 91 001 Rev P2, MS 01 DR A 91 001 Rev P2, MS 02 DR A 91 001 Rev P2, MS 03 DR A 91 001 Rev P4, MS 04 DR A 91 001 Rev P3, MS 05 DR A 91 001 Rev P3, MS 06 DR A 91 001 Rev P3, HS ZZ DR A 91 001 Rev P1, MS ZZ DR A 93 005 Rev P2, MS ZZ DR A 93 006 Rev P1, MS ZZ DR A 93 007 Rev P1, MS ZZ DR A 93 008 Rev P1, MS ZZ DR A 93 009 Rev P01, MS ZZ DR A 92 001 Rev P1, MS ZZ DR A 92 002 Rev P1, MS ZZ DR A 92 003 Rev P1, MS ZZ DR A 92 004 Rev P1, MS ZZ DR A 93 010 Rev P2, MS ZZ DR A 90 025 Rev P4, MS ZZ DR A 90 024 Rev P4, MS ZZ DR A

90 020 Rev P11, MS ZZ DR A 90 021 Rev P5, MS ZZ DR A 90 022 Rev P3, MS ZZ DR A 90 023 Rev P1, MS 00 DR A SK 001 Rev P8, MS 03 DR A SK 003 Rev P6, MS 05 DR A SK 001 Rev P1.

Applicant: CFPC Ltd  
Agent: Mark Gibney, Avison Young  
Case Officer: Barry Valentine

- 1.1 The application is being reported to committee because:
- The development involves the erection of a building or buildings with a gross floor space of 10,000 square metres or more.
  - The Vice Chair (Cllr Ben-Hassel) made representations in accordance with the Committee Consideration Criteria and requested committee consideration
  - Due to circumstances concerning the original resolution to grant received by committee on the 19<sup>th</sup> April 2018 as set out in more detail in section 2 of this report the application is referred to the Planning Committee by the Director of Planning & Sustainable Regeneration acting in her discretion.

## **2. PROCEDURAL NOTE**

- 2.1 Planning application reference 18/00547/FUL was originally reported to Planning Committee on the 19/04/2018, where a resolution was made to grant planning permission, subject to any direction from Mayor of London under the Stage 2 referral process, and the completion of the final draft Section 106 legal agreement (which was to be reported back to the Planning Committee).
- 2.2 On the 1<sup>st</sup> of September 2020, the Mayor of London confirmed under the Stage 2 referral process that the scheme was acceptable and recommended that planning permission be granted by the Council. The final draft of the S106 legal agreement was reported back to the Planning Committee on the 5<sup>th</sup> of November 2020 for information purposes. Planning permission was never issued as the Section 106 legal agreement was never signed by the applicant, and therefore was not completed.
- 2.3 The planning application has been returned to planning application committee to receive a new resolution. A new resolution is required due to changes in policy since the previous resolution was made, most notably (but not exclusively) the adoption of new London Plan in March 2021. The Planning Committee are requested to reconsider and redetermine the planning application (including revision thereof) in the context of current policy and guidance, and any other material planning consideration.
- 2.4 Post the Planning Committee meeting, the application will be referred back to the GLA under the Stage 2 referral process for an updated decision from the Mayor of London before the final decision is issued.
- 2.5 The application still refers to use classes as they were at the time the application was submitted. Planning applications as set out in the Town and Country

Planning (Use Classes) (Amendment) (England) Regulations 2020, which were submitted before the 1<sup>st</sup> of September 2020 that cite the previous use class order before that date, should continue to be determined using the former use class order.

### **3. RECOMMENDATION**

3.1 That the Committee resolve to GRANT planning permission

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

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. The prior completion of a legal agreement to secure the following planning obligations:
  - a) Development cannot commence development (as defined) until the club have purchased the interest of social housing land, 30 Wooderson Close and associated highway and given 12 months' notice of the intention to purchase the relevant land.
  - b) Use of proceeds of sale of Social Housing Land to purchase five four-bedroomed houses to be used as affordable rent in the London Borough of Croydon as replacement for the five four-bedroomed affordable homes lost by the development.
  - c) The club to procure or construct a minimum of six replacement dwellings with at least the same floorspace as the existing dwellings, in a manner that would not result in net loss of homes or residential land. The timing for delivery of the replacement housing to be linked to key development and construction stages associated with the proposed development.
  - d) Local Employment and Training Strategy (LETS) for both construction and initial operational phases. 34% of total new jobs created to be filled by residents within the London Borough of Croydon, with some of the vacancies to be filled by vulnerable and disadvantaged residents. Up to 10 apprenticeships to be provided. The developer required to seek accreditation under the Mayor's (GLA) Good Work Standard. Opportunities to be given to local suppliers, businesses and companies within London Borough of Croydon.
  - e) Transport related obligations
    - i. Offsite highway works –off-site highway works to facilitate the development and entering into a S.278 agreement to cover all associated works. The works would include the amendment to the highway layout of car parking arrangements found in

Wooderson Close and to facilitate the amended access onto Holmesdale Road as well as changes to site access arrangement affecting the public highway. In addition, as Wooderson Close would be shortened, this part of the highway would also need to be stopped up under S.247 of Town and Country Planning Act. Works to include tree planting, planting of hedgerows and greening of Wooderson Close, with associated maintenance.

- ii. Access rights to Holmesdale Road frontage.
  - iii. Study of match day performance of road junctions and pedestrian safety at junction of South Norwood Hill/Whitehorse Lane and South Norwood Hill/High Street, proposed management measures be brought into place through trained stewards provided by the developer at those junctions.
  - iv. Match Day Coach Parking study to identify options, within the site and within 1.5km radius of the site.
  - v. Car Parking Management Plan on match and event days, including measures for pedestrian and cyclist safety, and on car parking spaces allocation.
  - vi. A Baseline Travel Plan survey to establish actual modal splits. Commitment to a Travel Plan which targets a 5% year on year reduction of single occupancy car journeys from the baseline travel plan survey for the first five years (so totalling a 25% reduction). If these yearly targets on single occupancy car journeys are not met, then deduction of up to £50,000 per year would be taken from a bond (totalling £250,000). The amount taken would be based on a formula that encourages continual improvement even if early targets are not met. Any bond received will be used on pedestrian and cycling improvement identified within a survey that is secured through the Section 106.
  - vii. Vehicle Control Measures, measures both within and beyond the site, security barriers and control measures, other counter-terrorism measures and review of Traffic Management Order.
  - viii. Car Club provision including business membership.
- f) the provision of accommodation for the Palace of Life Foundation at the site or off site within 1.5km during construction and to then provide such accommodation on site upon completion at a nominal cost and for any defined local community organisation, except on match days and large event days (attended by over 10,000).
- g) TV and Radio Surveys and Mitigation

- h) Retention of architects.
- i) Match Day and Event Day Litter Picking on key roads on key routes between stadium and surrounding stations.
- j) Temporary Street Urinal Scheme on key routes between stadium and surrounding stations.
- k) Be Seen GLA Energy clauses.
- l) The following financial obligations:

Contribution	Amount
Carbon Offset	£87,549.66
Monitoring Costs	£33,000
Travel Plan Monitoring Cost	£2,712
Local Employment and Training Strategy Construction	0.25% of capital construction costs.
Local Employment and Training Strategy Operation	£46,678
Contribution towards Regeneration Masterplan brief	£10,000
Wayfinding Strategy, Highway Signage and Public Transport Access Improvement Contribution	£30,500
Bus Stop Improvements on Whitehorse Lane	£15,770
Pedestrian Comfort Level Assessment	£30,000
Improvements to Cycle Routes to Stadium	£100,000
Station Management Plans	£15,000
Controlled Parking Zone Assessment and Consultation	£100,000
Controlled Parking Zone Implementation and Operational Delivery Contribution	£230,000
Travel Plan Bond	Up to £250,000
CCTV Contribution	To be agreed post decision following Operational Requirement Assessment as requested by Met Police

<b>Approximate Total</b>	<b>£701,209 to £951,209.66 + CCTV contribution +LETS</b>
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m) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

*(A more expansive summary of how the S106 legal agreement is currently drafted is set out in appendix 3.)*

- 3.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 3.4 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**

#### Standard Conditions

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

#### Pre-commencement

3. Tree Protection Plan.
4. Archaeological works
5. Construction Logistic Plan and Construction Environment Management Plan

#### Pre-commencement (apart from some works)

6. Contamination
7. Drainage Strategy
8. Water Supply Infrastructure

#### Prior to commencement of superstructure

9. Main stand detailed design
10. Arthur Wait/Holmesdale Road Infill detailed design
11. Landscaping
12. BRE solar dazzle study in connection with materials chosen
13. Biodiversity Enhancement Strategy
14. Secure by Design
15. CCTV
16. Revised Fire Strategy

Prior to demolition of Wooderson Close properties

17. Plan, elevation, details of flank elevation of no.20 (including details of structural works)

Prior to Practical Completion

18. Landscape and Public Realm Management and Maintenance Strategy
19. Community Use Strategy
20. Lighting strategy – wildlife and amenity
21. Cycle Parking Strategy
- 22.

Prior to First Occupation

23. Refuse and recycling strategy
24. Delivery and Servicing Plan

Prior to Relevant Stage of Work

25. Gates, Barriers details
26. Details of extract systems
27. Details of air handling units, plant and machinery
28. Infiltration of Surface Water not allowed unless written confirmation received.
29. Piling Method Statement prior to any piling being undertaken.

Time limit

30. Further ecological surveys if development has not commenced within 18 months

Compliance

31. Control of use and opening hours
32. Number of matches and events restrictions.
33. No roller shutters
34. Compliance with Ecology Appraisal Recommendations
35. Thresholds
36. BREEAM Excellent
37. EVCP provision – 25 active Car Parking Spaces, rest passive.
38. Disabled parking provision
39. Air handling plants, mechanical plants and other external fixed machinery noise requirements.
40. Noise Assessment
41. Air Quality Assessment
42. Water Efficiency
43. Whole life cycle and circular economy
44. BNG and UGF

Removal of Permitted Development Rights

45. Telephone Masts and other similar equipment
46. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 3.5 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.
- 3.6 That, if by 20<sup>th</sup> January 2023 the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission

#### **4. BACKGROUND**

##### Pre-Application Committee

- 4.1 An earlier iteration of this proposal was presented to the Planning Committee at the pre-application stage on 25<sup>th</sup> January 2018. A summary of Members' comments is provided below:
- Concern over the loss of housing and noted that replacement housing proposals should form part of any application:
  - Tenants may need to be rehoused locally and that it would be important to look at and meet tenant needs.
  - Lack of understanding in terms of impacts for remaining occupiers of Wooderson Close.
  - Queried whether the "Main Stand" expansion could be done in a way that avoids the loss of housing.
  - Expressed support for the Club and its aspirations but wanted to ensure the capacity increase would be safely managed.
  - Noted that footpaths get packed with people on match-day, with pedestrians spilling onto the road; concern raised that with another circa 8,000 spectators, the situation would get worse.
  - Requested that management and measures to improve pedestrian safety when leaving games are submitted with the application.
  - Raised concern that the scheme was not ready and that the pre-application seemed rushed. There was also concern that there was no apparent plan for replacing housing, with Members requesting more detail on proposals.
  - Raised concern that with an imminent planning application submission date, there would be little time to take issues raised as part of any consultation process into account.
  - Raised concern about the potential for the new stadium to divert trade from existing businesses.
  - Welcomed the commitment to sign up to the Council's good employer charter and commit to the London Living Wage for staff.
  - Considered that public realm enhancements beyond the ground should be undertaken as part of the scheme.
  - Expectations that the application will be accompanied by a Travel Plan
  - Generally welcomed the investment and felt it was very important the new stand enhances wider area, setting a benchmark for future expansion.



- Members noted that the best view of the main façade would be from the car park and as such, a piazza area for fans to congregate in front of the façade should be fully embraced.
- Considered that a master plan would help on into the future.

#### Place Review Panel

4.2 The proposal was presented to Place Review Panel (PRP) on the 18<sup>th</sup> of January 2018. A summary of the advice of the PRP's advice is provided below:

- The PRP lauded the club's commitment to the existing site and strongly supported the ambition to enhance facilities. The panel was happy with the scale of the building, noting that it was no taller than the Holmesdale Road stand, and accepted the rationale for the curved form of the stand to reduce its imposing nature on neighbouring development. The bold striking design concept including incorporation the Crystal Palace Football Club branding to strengthen the identity of the building was supported. The PRP however identified several aspects of the design which required further development to ensure this large scheme sits well in its context, to maximise the potential of the scheme and its community benefits. (Officers note it would be approximately 8m taller than the Holmesdale Road stand).
- The elevational treatment of the front and flank elevations required design development to increase coherence of the design. They advised that there could be a technical issue with glare caused by the large amount of west facing glazing.
- It was recommended that the VIP parking be relocated and replaced with a public square to provide a destination space where fans and local community can congregate and enjoy views of the stand. The ground floors of the building require activation with commercial uses and openings to enliven the public realm.
- A coherent wayfinding strategy to and within the ground incorporating innovative design could significantly enhance the experience of the stadium.
- Several houses proposed for retention on Wooderson Close are located too close to the stand and specific proposals for the replacement of affordable housing proposed for demolition must be provided. The panel wanted to see further assessment and analysis of these likely impacts.

## **5. PROPOSAL, APPLICATION BACKGROUND AND LOCATIONAL DETAILS**

### Site and Surroundings

5.1 The application site Selhurst Park, has been the home ground for Crystal Palace Football Club (CPFC) since 1924. The site is bounded to the northwest by Whitehorse Lane, to the northeast by Park Road, and Holmesdale Road to the southeast. The site also includes six three storey terraced houses located in Wooderson Close as well as adjacent highway land. Five of these houses are rented and are owned and managed by the Council as affordable housing.



Fig 1 – Aerial View of the Site and Immediate Surrounds (Source - Google Earth)

5.2 The existing stadium has four stands that surround the pitch, namely the Main Stand, which adjoins the Club car park and fan zone, the Holmesdale Road Stand, adjoining Holmesdale Road and featuring a distinctive curved roof, the Arthur Wait Stand, adjoining Park Road and which mostly accommodates away fans, and the Whitehorse Lane Stand, which partially over-sails the adjoining Sainsbury's supermarket. The main stand is the oldest stand and was opened in 1924.



Fig 2 – Basic Stadium Layout

5.3 To the south of the Main Stand, are two distinct car park areas. The largest car park which contains 353 car parking spaces is located at the western end of the southern part of the site, and whose primary function is serving Sainsbury's supermarket. For the purpose of this report, this will be referred to as Sainsbury's car park. To the east of this car park, is a smaller car park, containing up to 126 car parking spaces. This car park primarily serves the club and includes other ancillary functions such as fan zone. For the purpose of this report, this area will be referred to as the club's car park.

- 5.4 The area is predominately residential in character, although the site itself contains a supermarket (currently operated by Sainsbury's, but which also includes a pharmacy and key cutting/shoe repair shop), club shop and nightclub (currently closed), and there are number of small commercial units mostly in Class E use (formerly A use class) along Whitehorse Lane. There is also a petrol station immediately adjacent to the site on Whitehorse Lane.
- 5.5 The topography within and around the site varies considerably, with highest point being at the northeast corner of the site, at the junction of Park Road and Holmesdale Road, and the lowest level being around the fan zone within the club car park to the south of the Main Stand.
- 5.6 Public Transport Access Level (PTAL) is a measure of connectivity by public transport, with scores ranging from 1a (poor) to 6b (excellent). The PTAL varies across the site. The lowest PTAL of 2 is scored at the Sainsbury's entrance, with the highest PTAL of 5 scored along Holmesdale Road. The site is approximately 600m from Selhurst Railway Station, 615m from Norwood Station and 900m from Thornton Heath Railway Station. The site is near a number of bus routes, including 468/X68 that stops on Whitehorse Lane and 130 that runs along Whitehorse Lane and Park Road (although the routes changes on match days).
- 5.7 The site does not fall within a designated conservation area nor does it contain any statutory listed or locally listed building. In addition, there are no heritage assets within the immediate vicinity of the site, whose setting would be adversely impacted by the proposed development.



Fig 3 – Extract from Interactive Policy Map Showing Location of Conservation Area (green hatch) and Locally Listed Historic Park and Gardens (purple dash) and Croydon Panorama's (orange cone)

### Proposal

- 5.8 The application seeks planning permission for the:
- Extension of the Main Stand, to provide additional spectator capacity (8,225 additional). The extended stand would contain Use Class D2 (assembly, leisure

and entertainment) floorspace (24,522m<sup>2</sup>) consistent with the operation of the football club, as well as a retail /restaurant (A1/A3) unit (550m<sup>2</sup>). The footprint of the proposed Main Stand would be extended to cover an additional 0.83 ha of land.

- Demolition of six houses, and alterations and reorganisation of the associated parking facilities and gardens, including alterations to the flank elevation of no.20 Wooderson Close.
- Reorganisation of the club and superstore car parks, and alteration and expansion of the site accesses from Holmesdale Road and within the car parking area from Whitehorse Lane.
- Pitch lengthening (from 101.5m to 105m), and the creation of accessible seating within the Whitehorse Lane Stand (spectator capacity reduced by 690 as a result of lengthening the pitch).
- Creation of replacement spectator capacity (683 additional) to the corner of the Holmesdale Road and Arthur Wait stands.
- Reorganisation of floodlighting, and removal of three of the flood light masts.
- Removal of the TV Gantry at the Arthur Wait Stand.



Fig 4 – CGI of Main Stand Development from Sainsbury's Car Park.

5.9 Since the 2018 planning application committee, in summary the following physical revisions have been made to the application:

- External change to the west elevation with revised positioning of entrances at ground floor. Internal alterations mainly to stair and lift cores including provision of additional evacuation lift and provision of partitions to separate lobbies.
- Revisions to the landscaping and public realm scheme, including revised tree planting scheme.

5.10 The application reduces the capacity of the Whitehorse Lane Stand, but increases the capacity of site overall, by increasing capacity within the main stand, and by introducing seating between the Arthur Wait Stand and Holmesdale Road Stand. This is set out in the table below:

Stand	Existing	Proposed	Change
<b>Main Stand</b>	5,627	13,500	+7,873
<b>Holmesdale Road Stand</b>	8,176	8,859 (includes 683 additional in the corner of the Holmesdale Road and Arthur Wait stands)	+683
<b>Arthur Wait Stand</b>	9,769	9,769	+0
<b>Whitehorse Lane Stand</b>	2,725 + 24 executive boxes	2,131 + 24 executive boxes	-594
<b>Total</b>	<b>26,297 + 24 exec boxes</b>	<b>34,259 approx. + 24 exec boxes</b>	<b>+7,962</b>

Fig 5 – Existing and Proposed Stand Capacity

5.11 The existing Main Stand is 16m high as measured from ground level (68m Above Ordnance Datum, AOD). The existing Holmesdale Road stand is notably taller. The proposed Main Stand would be up to 40m high from ground level (92m AOD), an increase of 24m, and approximately 8m higher than the existing Holmesdale Road Stand. Concerns have been raised in objections over the subjectivity over what defines a storey height, and how that relates to what it typically considered to be a storey. To avoid any confusion reference will be made and consideration given to the actual height rather than storey height, and we would advise members to do the same.

The application still refers to use classes as they were at the time the application was submitted. Planning applications as set out in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which were submitted before the 1<sup>st</sup> of September 2020 that cite the previous use class order before that date, should continue to be determined using the former use class order. To aid understanding a comparison between previous use classes, and current use classed related to the application are set out below:

Use Class Order at time of application submission	Uses as per the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020
<b>A1 (Retail)</b>	In this instance Class E
<b>A3 (Café or restaurant)</b>	Class E
<b>D2 (Assembly and Leisure)</b>	In this instance Sui Generis

Fig 6 – Use Class Order Comparison

### Application Background

5.12 The site's most dominant use is associated with the playing of football by the Crystal Palace Men's first team. The number of games played by the club's men's

first team varies dependant on league competition which the club are in, and entries and progress within cup competitions. At least 19 home league games are played a season. Most of these games are played at weekends. Other teams associated with the club, including women's team and youth teams do play at the stadium on occasions, but at this time are not as well attended.

- 5.13 On men's first team home match days, a temporary road closure is put in place on Park Road and Holmesdale Road. The road closures are operative during, as well as for a period before and after, each home game. This is implemented via the way of a Traffic Management Order (TMO).
- 5.14 The Main Stand contains most of the club's administrative and operational functions. This includes hospitality lounges; players, officials, and team staff facilities, and media areas. The main stand hospitality lounges are available to hire on non-matchdays, for example for conferences, weddings and parties. The club operate a foundation, called Palace for Life. It delivers health, education, and sporting programmes for more than 13,500 local children and young adults.
- 5.15 The club has highlighted that the current main stand is the oldest stand in the Premier League and is not able to properly accommodate the club's necessary day-to-day and match functions, which this application is intended to address. The club has highlighted the following deficiencies in particular:
- the TV filming gantry suspended from the Arthur Wait Stand roof obstructs spectators' views, and causes a poor TV image owing to its South West aspect, facing the afternoon sun.
  - the pitch has a 101.5m length, 3.5m short of the standard required for international fixtures.
  - the number of wheelchair positions is below Premier League standards for new stadiums.
  - the stadium has a lack of catering and other attractions (for example suitably sized club shop and museum) when compared to other Premier League grounds.
- 5.16 The lack of facilities on site means there is little to attract fans to attend the ground other than to watch matches. Fans tend to arrive shortly before 'kick off' and leave shortly after the 'final whistle', causing large number of people to arrive/leave at the same time, placing great strain on local infrastructure, including public transport and surrounding roads.

#### Planning History

- 5.17 The following planning decisions are considered relevant to the application:

**77/20/997** dated 19/12/1977 approved the Whitehorse Lane end redevelopment to create 26 flats and a retail supermarket, with ancillary facilities, alterations to vehicular access and car park and replacement of some of the football stadium facilities.

A number of conditions are imposed on the consent to ensure the supermarket is not open to the public 3 hours before or after first team home fixtures and allows for the supermarket car parking areas to be appropriately controlled on match and non-matchdays.

This planning history is relevant in that the “Main Stand” is proposed to be expanded over a part of the Sainsbury’s car park and the club’s car park which would facilitate required changes to the car parking layout and arrangements. Sainsburys has been served notice by the applicant (in view of ownership arrangements) and it is understood that the applicant is in detailed dialogue with the supermarket chain to ensure that the proposed alterations to the car parking and access arrangements are acceptable to both parties.

**86/01940/P** dated 17/3/1987 approved an application for the erection of 16 x 3 bed houses and 16 x 4 bed houses along Holmesdale Road and Clifton Road.

It is of note that the approved plans show that 4 of the houses described as being located along Holmesdale Road, are actually approved to be built to the west of Holmesdale Road (fronting onto Wooderson Close and backing onto the access-way into the club car park – accessed off Holmesdale Road).

**87/3645/P** dated 29/3/1988 approved the erection of 12 x 3 bedroom and 16 x 4 bedroom houses along Holmesdale Road and Clifton Road.

These planning permissions (i.e. 86/01940/P and 87/3645/P) are relevant in that the expanded Main Stand would encroach onto housing land and result in the need to demolish some existing housing in Wooderson Close.

**90/2313/P** dated April 1991 approved the development of the Holmesdale Road Stand, which was subsequently completed in 1995, and represents the last major development at the stadium, bringing its spectator capacity up to circa 26,000.

**22/01561/PA8** dated June 2022 approved for the Installation of 1No. 20m monopole supporting 12No. antennas and 2No. 600mm dishes with wraparound cabinet. Installation of 6No. cabinets at ground level, all surrounded by 1.2m high bollards and ancillary development thereto (Prior Approval under Part 16 of the GPDO 2015 (as amended)).

These works are proposed within the existing northwest car park that serves the Sainsbury’s food store.

## **6. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 6.1 The principle of expanding the stadium is supported and will help ensure that the ground remains the long term home of Crystal Place Football Club, which is an important economic, cultural and social institution in the borough. The loss of existing housing and associated land, the majority of which is affordable housing, can be replaced and secured through a legal agreement to ensure there is no net loss of either in the borough.

- 6.2 The proposed development would be classed as a tall building, and meets the requirements of London Plan (2021) policy D9. The proposal does not meet the locational aspects of the policy (Part A and B), but meets the detailed requirements of the policy (Part C) as detailed in paragraphs 11.28 onwards of this report. Once the policy and the development plan is read as whole, the proposed tall building is, on balance, acceptable.
- 6.3 The proposed development is of exemplar design, which would positively contribute to the character and appearance of the area, forming a new landmark. No heritage harm would be caused by the development. The proposed development has appropriate landscaping including tree planting and achieves an acceptable Urban Greening Factor score given the constraints.
- 6.4 The proposed development would have a minor adverse impact on neighbouring amenity. However, mitigation measures are proposed as far as can be achieved in the context of the scope of the development. The resulting living conditions would still be good and appropriate for the context, and outweighed by the significant benefits of the development in any event.
- 6.5 The proposal aims to achieve a significant modal shift to sustainable modes of transport not only to those within the stand, but the stadium as a whole. These modal shifts would be encouraged through a series of obligations and measures. This would help ensure that the development does not have an unacceptable impact on traffic or on parking stress.
- 6.6 The development, subject to the recommended conditions and legal obligations meets current environmental sustainability policies and standards. The development would also comply with the relevant policy requirements regarding emergency resilience including fire safety.
- 6.7 The development's impact on equality and creating inclusive communities is set out in the body of the report. The development secures the long term continuation of community uses at the site. The development provides substantial public economic, social and cultural benefits that weigh positively in the consideration of the application.

## **7. CONSULTATION RESPONSES**

### **Responses from Statutory and Other Organisations**

- 7.1 The following organisations were consulted regarding the application:

Greater London Authority (Statutory Consultee, GLA)

- 7.2 The planning application is referable through a 2-stage process to the GLA, under The Town and Country Planning (Mayor of London) Order 2008. The GLA previously made comment in regards to the application as part of the Stage 1



referral process in 2018 and stage 2 referral process in 2020. The application was referred back to the GLA, which resulted in them issuing a new stage 1 response on the 30<sup>th</sup> August 2022 and requires the application to be referred back to them at Stage 2 (after the Planning Committee decision). The summary of the GLA Stage 1 response is outlined below:

**Land Use Principles:** The principle of the extension of the sports stadium was agreed as part of the resolution to grant in 2018 and confirmed with the 2020 GLA Stage 2 report. Having regard to the current policy context, including the London Plan (2021), the principle of the land use remains acceptable. The six (6) lost housing units will be re-provided in accordance with London Plan Policies S5 and H8

**Urban Design:** The site is not in a location identified for tall buildings and does not comply with Part B of London Plan Policy D9. The visual and functional impacts are considered acceptable. The environmental impacts will be considered as part of the Mayor's decision-making stage. The approach to fire safety is acceptable. The other urban design issues are the same as the 2018 application.

**Transport:** Clarification requested on parking, match-day surveys to be undertaken and any pedestaling improvements identified secured through the s106, Travel Plan should be strengthened and secured through s106 and previous s106 mitigation and contributions to be secured.

**Sustainable Infrastructure:** Further information is required in relation to energy, WLC and circular economy.

**Environmental Issues:** Further information is required in relation to urban greening, biodiversity, trees, and sustainable drainage.

### **Transport for London (Statutory Consultee, TfL)**

7.3 TfL considered the application and in summary raised the following issues:

- Funding to cover the cost of completing works identified in the PERS audit should be secured through s278/s106
- Pedestrian and Cycle environment assessments need to be undertaken and findings agreed the cost of completing works identified secured in the s106
- Wayfinding strategy agreed with the Council and all costs covered through the s106 agreement
- Long stay cycle parking provided, further information on short stay provision to be provided
- Coach parking provision to be explored
- Taxi drop off / pick up facilities investigated
- £15,000 Contribution towards bus stand and count down provision
- Car parking reduced, all spaces allocated, charged managed
- Additional information on EVCP and Blue-badge parking to be provided

- CPZ to be extended, all costs covered and secured through the s106
- Travel Plan to be reviewed and secured through s106 along with performance bond
- A cap is secured against the number of first team games that could be held at the stadium
- Car Park Design and Management Plan, Construction Logistics Plan and Delivery and Servicing Plan secured by condition
- Rail: Improvements to Norwood Junction are being considered as part of the Brighton Mainline Upgrade and will look to reconfigure platforms, deliver step free access and improve passenger flow throughout the station. TfL and Network Rail therefore seek a minimum contribution of £100,000 towards improvements at this station.

*(PLANNING OFFICER COMMENT: The request for funding towards Norwood Junction station is problematic. Planning legislation (regulation 122 of the Local Government Act) states that in order to secure a planning obligations, the need for the mitigation measure must be directly related to the development.*

*Network Rail have advised that there is no causal relationship between the expansion of the Main Stand and the need for enhancements at Norwood Junction. Network Rail advise the works are needed as a result of the Brighton Mainline upgrade project (although this has understood to have been paused) and are not directly related to the impact of the proposed development (this therefore does not meet the tests set out in Regulation 122).*

*The Applicant is concerned that the nature of work required at Norwood Junction could vary significantly depending on the extent of the Croydon Area Remodelling Scheme (which is a main element of the Brighton Mainline Upgrade Programme). The concern being that an independent study has identified that undertaking works at Norwood Junction prior to the Upgrade Programme may ultimately end up being abortive.*

*The Applicant has advised that wish to maintain a continuing dialogue with Network Rail (and train operating companies) in respect of the broader Upgrade Programme and the timing of initiatives that may form part of it.*

*A planning obligation is to be secured which will require the Development of Station Management plans with local transport operators including for Norwood Junction, and this will include funding for to investigate options and funding the implementation of measures at Norwood Junction station, as well as Selhurst and Thornton Heath Stations.*

*However the Applicant has not agreed to make a £100,000 contribution towards Improvements to Norwood Junction that are being considered as part of the Brighton Mainline Upgrade. In view of the situation, no objection is raised.*

### **Environment Agency (Statutory Consultee)**

- 7.4 The Environment Agency have confirmed that they have no objection to the application subject to certain conditions (which are recommended) being imposed on any consent granted.

### **Lambeth Council (Statutory Consultee):**

- 7.5 In summary the London Borough of Lambeth have confirmed that they have no objection to the application. Any increase in car parking demand is likely to further exacerbate parking stress. As such Lambeth advise the applicant to ensure that there are appropriate measures in place to reduce the impact of the projected increase in car travel demand.

### **Historic England - Archaeology**

- 7.6 The archaeology team at Historic England have confirmed that no further assessment or conditions are necessary with regards to archaeology.

### **Thames Water**

- 7.7 Thames Water have confirmed no objection to the proposal subject to conditions requiring details of any piling, a drainage strategy (detailing any on and/or off site drainage works) and an impact study of the existing water supply infrastructure to be submitted and agreed in consultation with them being attached to any planning permission granted. Thames Water have also requested informatives relating to surface water drainage and advising of the presence of a main crossing the site which may need to be diverted at the developer's cost.

### **Sport England**

- 7.8 Raise no objection to the proposals.

### **Premier League**

- 7.9 Premier League have written to support the application. They highlight the substandard facilities of the existing stand, and stressed the need for modernisation, and the wider benefits this has including local spending, benefits to local community and in terms of inclusivity.

### **Football Association**

- 7.10 Support the application

### **Lead Local Flood Authority**

- 7.11 The Lead Local Flood Authority have no objection subject to conditions.

### **Metropolitan Police Service Designing Out Crime Officer**

- 7.12 The development should achieve secure by design standards and also that there should be CCTV covering all entrances and exits, as well as the routes between the club and Norwood Junction Station and Selhurst Station.
- 7.13 The Police set out specifications for lighting and other matters, and additionally have recommended that the recommendations set out in the Application submission relating to safety and security are secured by way of planning obligations and conditions.

### **Metropolitan Police Counter Terrorism Security Adviser:**

- 7.14 Raises no objection subject to conditions and planning obligations to secure better management and control of the Sainsbury's car park on match days, in particular to separate pedestrians from vehicles. Additionally, require hard landscaping to accord with ratings set out in the supporting document (WSP CPFC HVM 002); funding for the implementation of the landscape measures; and require that the detailed proposals be agreed by the Metropolitan Police.

### **London Fire Brigade**

- 7.15 Lack details on whether there would be compliance with building regulations and other guidance.

*(Officer Response – the LFB comments have been forwarded onto the council's Building Control Officer. He has confirmed that in his opinion the issues raised are resolvable, and will be captured in other stages of the procedure, including through revised Fire Strategy and Building Regulations.)*

### **Sainsbury's:**

- 7.16 Raise no objection in principle, but highlight the following concerns:

- There is a lack of analysis to justify car parking reductions and alterations to car parking managements.

*(Planning officer comment: This is dealt with in the committee report. The council has reviewed CCTV images in 2018 that show the vacant car parking levels in the Sainsbury's Car Park. The CCTV images were taken every hour on a weekday afternoon/evening between 4:30pm and 22:30pm, and a Saturday between 7am and 6pm. The proposal would result in the loss of 22 car parking spaces from Sainsbury's Car Park, and it has been observed that many more than 22 spaces were vacant at peak times. Changes in population or car ownership are not foreseen to significant shift such that it would generate an increase in car parking space demand for the retail store. Officer on site observations support in 2022, still support this evidenced finding.*

*Neither TfL nor the Council's Highway Officer have raised any objection to the loss of car parking. As part of planning permission 77/20/997 dated 19/12/1977 there are a number of conditions imposed to prevent the store being open to public 3 hours before and after a match. It is considered that matchday operational changes, including the car park management plan, resulting from the development would not significantly impact the operation of Sainsbury's store. The car park management plan is recommended to be secured via condition. It is reasonable to assume that the Club will consult with Sainsbury's in the preparation of the management plan.*

*A Condition is recommended to prevent excessive number of football games that can be played at the stadium or large events, which provides a greater level of control than currently is the case.)*

- Construction activities will disrupt the operation of the store.

*(Planning officer comment: Conditions are recommended to ensure that the impact of the development during construction is appropriately mitigated to prevent the development having unacceptable impact on adjoining businesses and residential properties, within the limitations of planning legislation. The impact of the proposed loss of parking on Sainsbury's store is considered above.)*

- That the application fails to create a safe and secure environment for our colleagues and customers.

*(Planning officer comment: The proposals have been considered by the Metropolitan Police who are satisfied that (subject to conditions and planning obligations, for example to secure the installation of appropriate barriers/gates and CCTV) the proposals would design out crime and deter terrorism, assist in the detection of terrorist activity and help defer its effects. These measures are wide ranging and would not only benefit supporters attending the game, but would also indirectly highly likely to improve the safety of customers and staff members of Sainsbury's. Officers are satisfied that the development would not have an adverse impact on the safety and security of Sainsbury's staff or customers.)*

- That Sainsbury's have not been sufficiently engaged on the application.

*(Planning officer comment: Officers are satisfied that the consultation is in accordance with statutory requirements and has been wide ranging and robust.)*

## **8. LOCAL REPRESENTATION**

- 8.1 The application was publicised when originally submitted in 2018, and again in 2022 following receipt of updated documents.

### **2018 Publicity**

- 8.2 The application was originally publicised by way of site notices displayed in the vicinity of the application site. The application has also been publicised in the local press and letters were sent to 510 nearby occupiers. The number of

representations received from neighbours, local groups etc. in response to notification and publicity of the application as reported in the 2018 committee report were as follows:

**No of individual responses:**

Objecting: 84 (+16 in addendum)

Neutral: 31

Supporting: 4,444 (+61 in addendum)

No of petitions received: 0

8.3 In summary the objections raised the following issues:

- The development will worsen traffic congestion and on street parking pressure on matchdays
- Fans take all the parking spaces in surrounding roads and even park across drive ways.
- Residents are effectively imprisoned until an hour or more after the end of the match, due to crowds of fans and complete gridlock of the local roads. Another 8,000 fans would make this worse
- The loss of car parking on the site will mean more fans park in surrounding streets, exacerbating existing issues.
- A matchday Controlled Parking Zone (CPZ) must be implemented to alleviate parking stress experienced by neighbours on matchday
- Offsite highway works must be undertaken to improve traffic flows on matchdays
- The transport assessment submitted is flawed. Matches at the stadium currently lead to lots of highway congestion in the area surrounding the stadium for a significant amount of time before and after matches. This has not been adequately identified nor have suitable arrangements been suggested to help accommodate an increased number of trips to the area resulting from the expansion.
- The number of fans at the local rail stations means that the stations become dangerously overcrowded. There needs to be an increased number of police officers at the main train stations.
- The footpaths become overcrowded with fans before and after a match making it hard for elderly residents to walk in the neighbourhood.
- If even half of the proposed supporters were to use their cars to travel to the ground this would be an increase of around 4,000 vehicles into the area. This would increase the traffic congestion on matchdays to an amount not able to be managed by the current road network.
- The scheme will result in additional on street parking, unless a CPZ is introduced, however this will inconvenience residents and cause them significant expense.
- There has been no actual plans submitted as to how supporters might be persuaded to travel by public transport e.g. Bus or rail. I feel that the whole submission lacks any substance. There appears to be no consideration of the impact on this greater area.

- Access for emergency vehicles would be hampered if they needed to gain access around these time.
- The Club should cover the cost of police presence on matchdays, as well as picking up litter left by fans,
- Fans buy food in local takeaway food shops and drop the associated litter in the local areas
- People who live in the surrounding area are affected for at least a mile radius on matchdays, residents are unable to go to work/shop or conduct their personal life without major inconvenience.
- The development will result in the loss of homes, displacing residents
- The design of the new Main Stand is not in keeping with the neighbourhood
- The way the new stand joins onto the remaining stands looks unsightly
- The scale of the new stand is inappropriate and overly dominant
- The main stand will be the equivalent of 10 storeys high not the 5 advertised in the press and by the club. The massing is disproportionate to surrounding terraced housing. All visuals used are from oblique angles and some of the key visuals have been omitted. The design of facade appears to be compromised and confused.
- There should be a plan to implement stadium-led urban regeneration as part of this scheme. More street cleaning, assisting new businesses, new homes etc.
- There is no detail of the impact on remaining residents in Wooderson Close from the demolition of housing proposed and construction work to carry be carried out.
- Light spill from existing stadium lights affects the amenity of neighbours and this could be made worse
- At the moment, coaches for away fans park all the way up Park Road, close to residential properties, allowing overlooking to occur from passengers in the coaches to windows in neighbouring properties. Given the extra capacity for away fans there should be a dedicated car park for coaches that is away from our residential area and completely unobtrusive.
- There is an issue with people urinating against fences and gardens and throwing rubbish into front gardens of existing residential properties.
- The negative impacts of the development will cause a decrease in house prices locally
- The noise and disturbance associated with the development will adversely impact on nearby residents
- Fans are often engaged in antisocial behaviour which will be exacerbated by the increased capacity
- Fans make considerable noise and cause lots of disturbance which adversely impacts on the amenity of neighbours
- There is a general lack of consideration by the Club of the adverse impacts to local residents as a result of matchdays (parking problems, abusive fans, traffic jams, rubbish discarded on streets.
- Noise and disturbance during the construction phase will have significant adverse impacts for nearby residents
- There will be overlooking of nearby residential properties from the new stand (resulting in a loss of privacy)
- The size of the stadium is such that it will overshadow neighbouring residential properties, adversely impacting on amenity

- Community facilities should be provided and paid for by the Club
- Sainsbury's may close and this loss of a supermarket would be inconvenient
- The consultation has not been wide enough, and what consultation has been undertaken to date is not satisfactory.
- The new stand may be unviable, and in trying to recoup the cost of the development, the Club may be forced to engage in corporatism, gentrifying ordinary fans.

8.4 In summary the submission in support of the proposal highlighted the following matters:

- There is a real need for the enhancements, existing facilities need to be upgraded to ensure compliance with relevant legislation and standards and to ensure the facilities are fit for purpose.
- The application represents an exciting prospect for not just the fans but for the community at large in the way of jobs and economic prosperity. The club is an integral part of the fabric of this community having been located at Selhurst Park since 1924.
- This redevelopment providing a one off opportunity to make significant improvements to the districts surrounding the ground. Every matchday this community facilitates the arrival of thousands of people which clearly impacts on the local infrastructure and residents lives.
- The Community Infrastructure Levy and the significant Section 106 planning obligations secured to mitigate the impact of the development will be spent on making improvements to the infrastructure or within the communities surrounding the ground.
- Businesses will benefit from the increase footfall on matchdays (including stallholders).
- There will be additional jobs created during construction and when the new stand is operational.
- The design is iconic and appropriate given the relationship to the rest of the stadium and wider area.

### **2022 Publicity**

8.5 Further public consultation was carried out in 2022 on the revisions received to the application, with letters/emails sent to neighbours and objectors, through the display of site notices and publication of a press notice. As it currently stands, the system records the following numbers (although there may be some double counting).

Objecting: 132

Neutral: 33

Supporting: 4,692

No of petitions received: 0

8.6 The comments received since the previous committee in 2018 are summarised as follows

- Light pollution



- Glare
- Overlooking
- Lack of privacy
- Loss of Mature Trees
- Loss of amenity (for residents)
- Lack of consideration for Sustainability - revising a drainage strategy is not addressing
- Sustainability as a key driver for the design which should be essential for all major developments after COP26 Climate Summit.
- Loss of Housing to the area with the demolition of 6 perfectly good and habitable homes to Wooderson Close
- Mass and scale, lack of consideration for surrounding buildings. The revised drawings are much bigger than advertised by the football club in the press where they described the new stand only 5 storeys high.
- Concern how the residents are being treated by the club, the council, and the significant stress that the delay and uncertainty is having on the residents.
- Restaurant/retail unit will have an adverse impact on the operation of the high street.
- Size of the stand, is completely overbearing and out of keeping
- Concerns over litter
- Parking concerns, need for parking control that is enforceable. Need for pickup truck to deal with people blocking up driveways,
- Pressure on transport services
- Cycling is not realistic
- Loss of privacy/ overlooked by terrace areas.
- Noise – construction
- Noise – Impact from games/large events
- Shouting, anti-social and criminal behaviour
- Concern over rubbish
- Concerns around consultation process
- No in-depth study on how no.20 can be saved from demolition.
- Lack of social value from the development.
- The application is full of counterfeit truths, consideration should be given to reflect people are being evicted from their homes.
- The club should confirm there further expansion timeline.
- Fantastic contribution to Croydon as whole – employment opportunities, increased local business opportunities and need for the club to improve facilities.
- Support letter of local business stressing their reliance on CPFC, and how this application will help them survive.

8.7 Residents have also written suggesting amendments be made to the S106 legal agreement. The amendments requested are summarised below:

- The club should be encouraged to pay the London Living Wage  
(Officer Response – *The club are already affiliated and pay the London Living Wage.*)
- Signage from station need to be improved and more stewards

Officer response – *Wayfinding signage contribution is already secured. Stewarding arrangements are managed by the club, and it would be excessive for the council to place further requirements or interfere on this.*

- Bus stop improvements should include bins  
*Officer response – This is considered beyond the scope of the application, especially given the installation and collection of such bins would fall on the council not the club.*
- Further crossing are needed  
*Officer response – There is insufficient evidence to suggest that further crossing are needed in order to make the scheme acceptable.*
- Cycle routes needs local resident agreement.  
*Officer response – The consultation processes around the installation and improvement of cycle routes is subject to separate processes, and as part of wider project that goes beyond the application.*
- CPZ public consultation  
*Officer response – Money is secured for public consultation on a potential CPZ.*
- Traffic Enforcement  
*Officer response - Enforcement day to day arrangements are beyond the scope of planning. However, implementation of a CPZ would increase resource capability and likely to improve parking violation enforcement.*
- Litter picking/portable toilets  
*Officer response – The commitment secured in current drafted s106 are in officers view as far as reasonable can be required given the limited scope of the application and that this is an extension. The measure secured are improvement over the existing situation.*
- New trees should be planted  
*Officer response – This is not sought as not required to make application acceptable and therefore would be unreasonable to require.*
- Traffic Management  
*Officer response – As far as relevant to the application, the existing traffic management orders likely to be reviewed as part of the application implementation process as outlined in the S106, together with the other transport planning measures proposed.*
- Wooderson Close highway reconfiguration and consultation  
*Officer response – This would be subject to separate part of the process and other legislation.*

8.8 The above concerns or matters of support that are material to the determination of the application, are addressed in substance in the 'MATERIAL PLANNING CONSIDERATIONS' section of this report, or by way of planning condition or planning obligation.

## **9. ENVIRONMENTAL IMPACT ASSESSMENT**

9.1 The scheme fell within the criteria of Schedule 2 of the Environment Impact Assessment Regulations (as an urban development project). Detailed consideration of the scheme against the criteria listed in Schedule 3 of the EIA Regulations was undertaken under application reference 18/00567/ENVS (EIA screening).

9.2 Given the nature of the proposal and the information provided, it has been determined that the development is not considered to be of a scale or complexity to require an Environment Impact Assessment.

## **10. RELEVANT PLANNING POLICIES AND GUIDANCE**

10.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 1.

### National Guidance

10.2 The National Planning Policy Framework (NPPF, 2021), online Planning Practice Guidance (PPG), and the National Design Guide (2019) are material considerations which set out the Government's priorities for planning and a presumption in favour of sustainable development.

10.3 The following NPPF key issues are in particular relevant to this case:

- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change

### Development Plan

10.4 The Development Plan comprises the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012). The relevant Development Plan policies are in Appendix 1.

### Supplementary Planning Document/Guidance (SPD/SPG)

10.5 The relevant SPGs and/or SPDs are listed in Appendix 1.

## **11. MATERIAL PLANNING CONSIDERATIONS**

11.1 The main planning issues raised by the application that the Planning Committee are required to consider are:

- Principle of Development
- Socio-Economic Implications and Regenerative Benefits
- Townscape, Visual Impact and Landscaping.
- Impact on Residential Amenities
- Transportation, Access and Parking
- Environmental Effects
- Energy and Sustainability
- Designing Out Crime and Emergency Resilience

- Equity of Access and Mobility
- Human Rights and General Equalities

## **Principle of Development**

### *Expansion of the Stadium*

- 11.2 London Plan (2021) Policy GG5 'Growing a good economy' seeks to enhance London's global economic completeness and that economic success is shared amongst all Londoners. London Plan (2021) Policy HC5 'Supporting London's culture and creative industries' supports the continued growth and evolution of London's diverse cultural facilities, with supporting paragraph 7.5.3 recognising the economic and social benefits they provide. London Plan (2021) Policy D5 'Sports and recreation facilities' states that development proposal for sports and recreation facilities should increase or enhance the provision of facilities in accessible locations.'
- 11.3 The presence of Crystal Palace Football Club within Croydon brings economic, social, and cultural benefits to the Borough. Croydon Local Plan (2018) Policy DM20 sets out clear support for Selhurst Park to remain the home stadium of Crystal Palace Football Club. The policy states that the Council will ensure that any redevelopment would enhance the Club's position, with a football stadium that makes a significant contribution to the Borough. The principle of the expansion of the stadium is supported.

### *Loss of Six Houses/Residential Land*

- 11.4 London Plan (2021) Policy H8 'Loss of existing housing and estate regeneration' states that the loss of existing housing should be replaced by new housing at existing or higher densities. Croydon Local Plan (2021) Strategic policy SP2.2 states the Council will not permit development which result in a net loss of homes or residential land.
- 11.5 The Section 106 legal agreement as drafted and agreed in principle by the club, requires the applicant to construct or procure the construction of a minimum of six replacement dwellings with at least the same total floorspace, so as not to result in a net loss of homes or residential land in the London Borough of Croydon. Stages of the delivery of the replacement houses/land, are linked to stage of the development of the stadium, in order to provide sufficient legal protection that this important and complex aspect is resolved and delivered. Officers are satisfied subject to S106 legal agreement that there would be no net loss of residential houses or land resulting from the development.

### *Loss of Affordable Housing*

- 11.6 London Plan (2021) policy H8 'Loss of existing housing and estate regeneration' states that demolition of affordable housing, should not be permitted unless it is replaced by an equivalent amount of affordable housing floorspace. This policy requires further financial testing to be undertaken to establish whether it is possible to deliver an uplift.

- 11.7 Five of the six homes that would be demolished by the development are owned by the Council and in use as affordable housing. The Section 106 legal agreement requires the Council to use the proceeds of the sale of the Social Housing Land to purchase five four bedroomed houses in the London Borough of Croydon as replacement for the five four bedroomed affordable homes lost by the development. This would initially be sought to be delivered in Selhurst, South Norwood and Thornton Heath Wards, then in surrounding wards, and then elsewhere in Croydon as a cascade. The S106 legal agreement requires these purchased properties to be provided as affordable rent. The developer is required to meet the reasonable costs incurred by the Council in fulfilling these obligations. Officers are satisfied that subject to S106 legal agreement being agreed, there would be no loss of affordable housing resulting from the development. This is in addition to the requirement to provide replacement residential floorspace.

#### *Rehousing Displaced Residents*

- 11.8 Of the six homes being demolished, five are owned by the Council. All properties are currently occupied. As landlord of five of the properties, the Council have confirmed that it would not allow the demolition of the housing unless all of its tenants affected are appropriately rehoused (in homes of a size, quality, tenure, and in a location which meets tenant reasonable needs). The good practice principles that underline this (and ensure that Council's tenants are treated fairly) are set out in the 'Side Letter' agreement. It should be noted that matters in the 'Side Letter' are related to the individual requirements of residents rather than running with the land. As such they are not considered by officers to relate strictly to planning matters and should carry no weight in the decision outcome as a result. They are provided as public declaration of the Council's wider non planning commitment, in partnership with the club (where relevant), to provide reassurance to tenants, members and GLA alike on this nevertheless important element of social responsibility.

#### *Loss of Car Parking*

- 11.9 Policy DM30 of the Croydon Local Plan (2018) requires that when there is the loss of existing car parking spaces, that it must be demonstrated that there is no need for these car parking spaces by reference to occupancy at peak times. However, this policy needs to be considered in the context of rest of the Croydon Local Plan (for example SP8.16 that seeks to limit car parking spaces) and London Plan (2021) (for example policy T6 which seeks to restrict parking in accessible and connected places). The development plan more generally seeks to encourage an active and more sustainable modal shift.
- 11.10 The proposal would result in the loss of 74 on site car parking spaces, although there would still be 353 car parking spaces within Sainsbury's car park, and 126 spaces in the club's car park. In practice, the actual peak capacity of the current club's car park is often reduced by events and presence of fan zones, so the number of car parking spaces in operation on match day is often far less. This would remain the case in the future scenario.
- 11.11 Evidence in the form of CCTV images were previously submitted in 2018 demonstrated that there was significant capacity within both car parks on non-

match days. Recent on-site observations support that this remains the case. However, both car parks operate at capacity on match days.

- 11.12 The Transport Assessment indicates that the modal shift that would come forward from the development via the travel plan (and other associated mechanisms such as Controlled Parking Zone (CPZ)) would, despite the increase in capacity, reduce the number of journeys by car. For a weekend game for example this is estimated to be 2,132 fewer people driving to stadium. The proposal would decrease parking demand, and as such even with a reduced on site car parking offer, there would not be increased parking stress on surrounding streets.
- 11.13 In the context of the overall policy position and emphasis on promotion of sustainable modes of transport, and the extent of measures secured through the S106 legal agreement such as Travel Plans, and the potential CPZ expansion that help address parking stress issues (both on match days and non-match days), the expansion of the stadium and associated reduction in car parking on site is acceptable.

#### *Community Use of Facilities*

- 11.14 London Plan (2021) policy S1 'Developing London's Social Infrastructure' requires proposal that provide high quality, inclusive social infrastructure that addresses a local or strategic need to be supported. DM19 of the Croydon Local Plan (2018) sets out the Council's position on community uses and it focus on providing and protecting existing community uses. Paragraph 7.32 of the Croydon Local Plan (2018), in the section on Supporting Selhurst Park as the home of Crystal Palace Football Club recognises the "existing role that CPFC has in the community, identifying it as a large scale community and leisure facility that continues to make a significant contribution to local area regeneration, creating opportunities for people to share a sense of pride in where they live, as well as delivering initiatives that support community cohesion and facilitate greater social inclusion."
- 11.15 Parts of the existing Main Stand are available for hire and are occasionally let out to community groups, often at a discounted rate.
- 11.16 There is a clear national, regional and local policy basis for seeking to ensure that the community are able to benefit from the continued use of the spaces within the expanded stand. The S.106 legal agreement as drafted requires the provision of accommodation of no less than 60sq.m for the Palace of Life Foundation at the site (or off site within 1.5km during construction). To provide such accommodation, on-site upon completion at a nominal cost for any defined local community organisation, except on match days and large event days (attended by over 10,000). The S.106 legal agreement provides long terms security and continuation of the community use, which is currently not protected by planning controls. The legal security and improvement of the standard of facilities available to be used by local organisation and Palace for Life Foundation is a public benefit

of social value to the scheme and weighs positively in the consideration of the application.

#### *Out of Centre Uses*

- 11.17 Paragraph 87 of the NPPF confirms that 'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan.'
- 11.18 Croydon Local Plan (2018) Policy DM8 relates to development in out of centre locations noting the circumstances where sequential and impact testing will be required for main town centre uses that are not in an existing centre.
- 11.19 The expanded stand (Use Class D2) is in accordance with Croydon Local Plan (2018) policy DM20. In addition, the NPPF is clear that it is important to recognise that certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations. The vast majority of the space in the "Main Stand" will be directly related to the use of the site as a football stadium (it has a functional and physical relationship with the rest of the stadium and could not be located elsewhere).
- 11.20 The existing stadium generates 348 full-time equivalent (FTE) jobs). This is expected to increase to 472 FTE jobs and generate £3.4 million of employment income, once the new "Main Stand" is fully operational. The extended "Main Stand" is expected to result in visitor and off-site expenditure in the order of £9.4 to £12.6 million annually. On balance, officers are satisfied that in this case there would be no unacceptable impacts on the viability and vitality of the Borough's centres.
- 11.21 The scheme also proposes retail and other space which are town centre uses in an out of centre location. These uses could have a competitive relationship with similar uses inside the designated town centres and as such, consideration has been given to whether there are sites inside town centres where the space could go (i.e. sequential testing). The applicant had when they submitted the application undertaken an exhaustive search of sites within the relevant catchment of centres and the results of the analysis shows there are not sequentially preferable sites. There is also some justification that the retail elements (specifically the Club shop) are likely to be reasonably be related to the stadium complex – so that purchases can be made as part of a single trip and related to other functions and hospitality elements available at the ground. The proposal would also not impact on the operation/viability of Sainsbury's such to justify the refusal of planning permission.

#### *Socio-economic Implications and Regenerative Benefits (Employment and Training)*

- 11.22 The NPPF (2021) states that planning decisions should help create the conditions in which businesses can invest, expand, and adapt. It states that significant

weight should be placed on the need to support economic growth and productivity. London Plan (2021) policy E8 'Sector growth opportunities and clusters' states that employment opportunities for Londoners across a diverse range of sectors should be promoted and supported along with support for the development of business growth and sector-specific opportunities.

- 11.23 Policy SP3.14 of Croydon Local Plan (2018) states that opportunities for employment and skills training will be considered by means of S.106 Agreements for major developments. The Council will seek to secure a minimum of 20% of the total jobs created by the construction of new development above the set threshold to be advertised exclusively to local residents through the Council's Job Brokerage Service. It is expected that best endeavours be used and that the developer will work with the Council to ensure that the target of 20% employment of local residents is achieved in both construction and end user phase of new qualifying development. This is further expanded on in the Council's Planning Obligations SPD.
- 11.24 Due to the nature of activities at the stadium, the employees at the site (existing and proposed) are (and will not be) employed full time, with many employees working during match-days or one-off events. The Club, including the "Palace for Life Foundation", currently supports 983 jobs (348 FTE) and it is expected that this level will increase to 1,667 jobs (or 472 FTE) and should generate £3.4 million according to the 2018 report of employment income, once the new Main Stand is fully operational. There is also expected to be an additional £6.1 million in supply chain spend, £2.2-3 million off site spend, as well as induced job benefits. The construction of the new "Main Stand" should also lead to temporary construction employment impacts. Based on an investment of £75-£100 million, the redevelopment of the "Main Stand" is estimated to support the equivalent of 430 (FTE) temporary construction jobs per annum (over a three-year period).
- 11.25 The S106 legal agreement as drafted secures a Local Employment and Training Strategy for both construction and initial operation phases, and the applicant's reasonable endeavours commitment to this. The S106 legal agreement as drafted ensure the promotion and delivery of employment, training, and apprenticeships opportunities. It will require targets to be set and monitored, including 34% of total new jobs created to be filled by residents within the London Borough of Croydon during both phases, and requires some of the vacancies to be filled by vulnerable and disadvantaged residents. Up to 10 apprenticeships would be provided. The developer will be required to actively engage with the GLA to seek accreditation under the Mayor's Good Work Standard. There are also monetary contributions to construction and operation phase training. It requires opportunities to be given to local suppliers, businesses and companies within London Borough of Croydon.
- 11.26 Since the previous Planning Committee resolution in 2018, Crystal Palace Football Club have now become an accredited Living Wage Employer. All full



time and part time staff employed directly by the Club and third party contracted staff are paid the London Living Wage. Although this is not specifically a policy requirement, this is much welcomed, and no further commitments around this need to be sought.

## **Townscape, Visual Impact and Landscaping**

### Policy Context

- 11.27 The NPPF (2021) places great weight on the importance of achieving well design places. It states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”. It requires development to visually attractive as result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history and to establish or maintain strong sense of place.
- 11.28 London Plan (2021) Policy D3 ‘Optimising site capacity through design-led approach’ requires a design-led approach to optimising site-capacity and establish the best use of land. The policy requires development to enhance local context and to an be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan, through appropriate construction methods and the use of attractive, robust materials which weather and mature well. Policy SP4.1 of the Croydon Local Plan states that development should be of a high quality which respects and enhances Croydon’s varied local character.

### Principle of Tall Building

- 11.29 London Plan Policy D9 ‘Tall buildings’ and Croydon Local Plan Policy DM15 (Tall and large buildings) are relevant. The proposed development is taller than 25m in height and notably taller/larger than any other building (outside of the stadium) in the vicinity, and as such meets the definition of a tall building.
- 11.30 London Plan (2021) Policy D9 sets out an approach to tall buildings. It has two central components to its make-up, parts A and B taken together, and then Part C. Parts A and B define what a tall building is and then require boroughs to define the appropriate locations for tall buildings within their development plan. Part C provides criteria which tall buildings are assessed against.
- 11.31 Croydon Local Plan Policies SP4.5 and SP4.6 set out criteria for the locations of tall buildings. These includes locations around well-connected public transport interchanges, where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres, where they make a positive contribution to the skyline and image of Croydon, and where they include high quality public realm.

- 11.32 The site is not in an area set out in Policy SP4.5 of the Croydon Local Plan, nor is it explicitly identified in the associated place policy DM47 (South Norwood and Woodside) as suitable for a tall building.
- 11.33 Croydon Local Plan Policy DM20 (Supporting Selhurst Park as the home of the stadium of Crystal Palace Football Club) states that “The Council will continue to support Selhurst Park as the home stadium of Crystal Palace Football Club and ensure that any redevelopment would enhance the club’s position with a football stadium which makes a significant contribution to the Borough.”
- 11.34 When read together, Croydon Local Plan Policies SP4.5, SP4.6, DM47 and DM20 do not preclude the provision of a tall building on the site, and support substantial redevelopment, however they do not explicitly identify the site as suitable for a tall building. Therefore on balance it is concluded that the development does not meet the locational aspects of Parts A and B of London Plan Policy D9.
- 11.35 The interpretation of London Plan Policy D9 has been subject to a High Court judgement in the case of London Borough of Hillingdon, R (On the Application Of) v Mayor of London [2021]. This clarified that a development proposal can comply with policy when read as a whole where it does not meet parts A and B, but does meet the tests of Part C.
- 11.36 Part C of Policy D9 sets out 4 main criteria for the impacts to be addressed by tall buildings: visual, functional, environmental, and cumulative.
- 11.37 As noted above, Croydon Local Plan Policy DM20 offers support for redevelopment on the site which makes a “significant contribution to the borough.” Although this policy does not explicitly support a tall building the existing building is already notably taller and larger than any other building in its vicinity. It is likely that any redevelopment to meet the objectives of DM20 and the club, would in all likelihood continue to be significantly taller than the surrounding buildings. Therefore although the Local Plan policies do not offer explicit support for a tall building in this location, (and therefore is not supported by London Plan Policy D9 as a “tall building” location) there is embedded policy support for a large building on the site.
- 11.38 In any event, it is the view of officers that the proposal complies with part C of London Plan (2021) D9 and complies with the development plan when read as a whole. The consideration of visual, functional, environmental, and cumulative impact is addressed throughout this report.

#### Visual Impacts

- 11.39 To aid the assessment of the impact on mid to long range views the applicant has submitted verified views from eight locations, found in Appendix B of the Design

and Access statement. The existing Holmesdale Road stand forms a prominent part in the majority of these views, being of a notably taller and larger scale than the two to three storey buildings that predominantly surrounds it. From the north (see views 1 and 3 within the applicant's assessment) and from the corner of Holmesdale Road and Park Road to the west (see view 5), where land levels are higher and/or the Holmesdale Road stand occupies the foreground, the proposed stand's pitch side roof is lower than that of the peak height of the Holmesdale Road stand. It reads as continuation of the Holmesdale Road stand's massing. Similarly in views directly to the south (see view 7 and view 8) where the southern flank elevation of Holmesdale Road stand is clearly visible and the proposed stand's southern wing and roof form sits below the height of the Holmesdale Road stand's roof height, a smooth successful transition in scale is achieved.



*Fig 7 – View 3. Junction of Whitehorse Lane meets Park Road*

11.40 In views to the southeast and east of the main stand (see views 2, 10 and 12) the proposed main stand would be prominent due to increased height of the car park facing façade, and with the Holmesdale Road stand no longer providing the same visual anchor point. In these views the building takes on the role of forming a landmark, a role appropriate to take given its national, regional and local importance, with the latter underpinned by policy DM20 of the Croydon Local Plan (2018). The proposed development would positively contribute to skyline, adding identity and character through its exemplar design and use, which will positively contribute to townscape legibility.



*Fig 8 – From Whitehorse Lane outside petrol station*

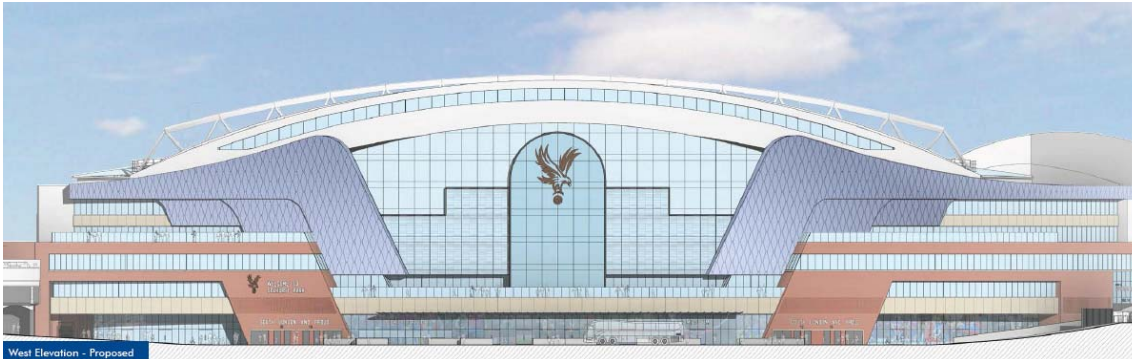
### Form

- 11.41 The proposed main stand is a logical response to the club’s need to enhance facilities and capacity for its supporters, and the constraints of the site, including surrounding neighbouring properties and commercial businesses. The rationale of the form was notably accepted as an appropriate response by the Place Review Panel.
- 11.42 The shape and arrangement on site of the expanded “Main Stand” is underwritten by an architectural concept (namely the curved bowl profile), which provides a massing response needed to mitigate the impact of the proposal on adjacent properties in the more sensitive north-west and south-west corners. The height of the proposed “Main Stand” would rise towards the centre of the mass, at which point the stand would project into the current open-air car park. Thereafter, the building mass would reduce in height and would curve away from neighbouring residential properties. The curved design and positioning of height helps mitigate the visual effects of the development. The form, proportion and scale would help to ensure the loss of housing and impact on remaining housing is minimised.

### Elevational Treatment

- 11.43 The Club has its origins at the original “Crystal Palace” – a huge glasshouse on a metal frame that was constructed for the Great Exhibition of 1851. The design of the new “Main Stand” draws on inspiration from this historical connection. The proposed facade reflects certain elements of both the original “Crystal Palace” building along with the Club’s Eagle crest. The cladding wings are reminiscent of the Crystal Palace Football Club’s ‘Eagle’ motif and provide a strong iconography and conceal internal staircases and service ducts. Whilst, the glazing and structural module has been developed, taking a cue to Paxton’s defining grid that was found in the “Crystal Palace” at 8ft (approx.2.5m). This forms the vertical glazing lines in the upper façade. Further reference to Paxton’s formative module size is seen in a fritted pattern applied to the main accommodation levels within

the feature lines. The Crystal Palace and eagle wings motifs have been developed to create an integrated and successful form, helping to create a strong place specific narrative with coherent overall design.



*Fig 9 – Façade of the Proposed Main Stand.*

- 11.44 Brickwork masonry elements are proposed at a low level, reflecting the building’s suburban, residential context and providing an appropriate human scale at street level. The overall façade design creates a distinctive high-quality development. Given the scale of the proposal in relation to surrounding residential development, it is essential that excellent design quality is delivered (as required by CLP 2018 policy DM10.7). Conditions are recommended to ensure that the actual materials to be used in the façade of the finished building deliver the excellence expected.
- 11.45 The overall façade design creates a distinctive high-quality development. Given the scale of the proposal in relation to surrounding residential development, it is essential that excellent design quality is delivered. Conditions are recommended (alongside the S106 “architect retention” clause) to ensure that the actual materials to be used in the façade of the finished building deliver the excellence expected.

#### Landscaping, including Public Realm and Fan-zone/plaza

- 11.46 There would be small area of public realm created on Holmesdale Road that sits between the road and the stadium secure line where the security hut is located. This would provide an opportunity for additional tree planting and publicly accessible short term cycle parking (except where operational safety and practical restricts), as well as additional space to allow fans to enter and exit the stadium in a safe manner. The proposed development would make a small and welcome contribution to the public realm.
- 11.47 The design proposed includes a fan pedestrian piazza outside and opposite the centre of the “Main Stand”. This would be a characterful space with the intention to provide a mix-mode usage for match-day events and would also include parking on non-match-days, as well as an opportunity to showcase views from within the ground of the proposed main stand.



Fig 10 – Landscaping Plan

11.48 A simple and robust solution is proposed to identify differing landscape areas and functions within the external landscaped areas including public realm. Different floor finishes identify the outer concourse, pedestrian walkways, car park access roads and parking bays. Feature markings radiating out from the curved stadium form help to visually unite the separate spaces. The integration of street furniture, signage and lighting has been considered, taking reference from the materials used and responding to the need for robust and distinctive solutions. Benches are proposed in concrete and a number of these would also have timber seats, with arm and backrests. Subject to conditions and section 106/278 legal agreements to ensure the final detailed materials/landscaping are appropriate, officers are supportive of the proposals.

### Heritage

11.49 Officers consider that there is no harm to the setting of any listed building, or to the character and appearance of any Conservation Area. The structural remains of the 1924 Main stand are considered to be of local archaeological and historic interest. A condition is recommended to ensure these are appropriately recorded.

### Urban Greening Factor

11.50 London Plan Policy G5 'Urban Greening' states that major development proposals should contribute to the greening of London by including urban greening. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. This is a method of quantifying how much urban greening is provided, and is a calculation based on the amount of "green cover" and how valuable that green cover is (so, for example, woodland has a higher urban greening value than

regularly mown lawn). In the interim, the Mayor recommends a target score of 0.3 for predominately commercial development.

- 11.51 The site achieves an UGF score of 0.116. If areas proposed to be changed in Wooderson Close but which lie outside of the red line, are included then this increases to at least 0.118.
- 11.52 Officers have worked with the applicant to ensure that urban greening opportunities in the context of the current application have been robustly explored. Through revisions secured during the application, the Urban Greening Factor has increased by 16%, from 0.100 to 0.116. The club state that safety and security, operational requirements of both the club and Sainsburys, and need to respect land interests are the key restraints that prevent this being increased further. Although some caution should be applied to the weight these statements are given, as this has not been confirmed either way directly by Sainsbury's.
- 11.53 The red line site area for which the UGF is calculated from, is an expansive area that includes all three of the existing stands. The existing stands, with exception of small open area at the corner of Arthur Wait and Holmesdale Road score 0, thereby to some extent skewing the score, and much of the site is covered by hardstanding, stands, or the football pitch itself. To increase the score that these areas achieve would require substantial intervention that would be disproportionately costly, and unreasonable to insist on, as well as there being potentially other disadvantages and unintended consequences of carrying out (disruption/carbon lifecycle etc). The pitch value score can also not be increased without impacting its function. 73% of the site area scores 0 in the proposed scenario. There are clearly significant site restraints, with the policy making no differentiation between an already heavily built over site where the majority of buildings/land staying in the same form/use and a previously undeveloped or completely redeveloped area land where there are significant more opportunities/less restraints to reconfigure and maximise. In this context the applicant's Urban Greening contribution is reasonable. In officers' view, the UGF score achieved demonstrates an improvement in urban greening compared with the existing situation, and on that basis would contribute to the aims of London Plan Policy G5. On that basis the UGF is considered acceptable.

### **Trees**

- 11.54 In total one category A tree, four category B trees, eight category c trees, and four groups of category C trees are proposed to be lost. Five more trees are being retained than when this application was previously considered by committee in 2019. In the intervening period one of the trees (currently labelled T4) that scheduled to be lost, has been upgraded from a category B to category A.
- 11.55 The location of the category A (T4) and B (T1, T2, T3 and T27) trees to be lost are shown in fig X below. Any meaningful expansion of the stand would necessitate the removal of trees T2, T3 and T4. T1 and T27 are needing to be

removed to provide safe and secure access/egress. The loss of these trees is unfortunate but justified.

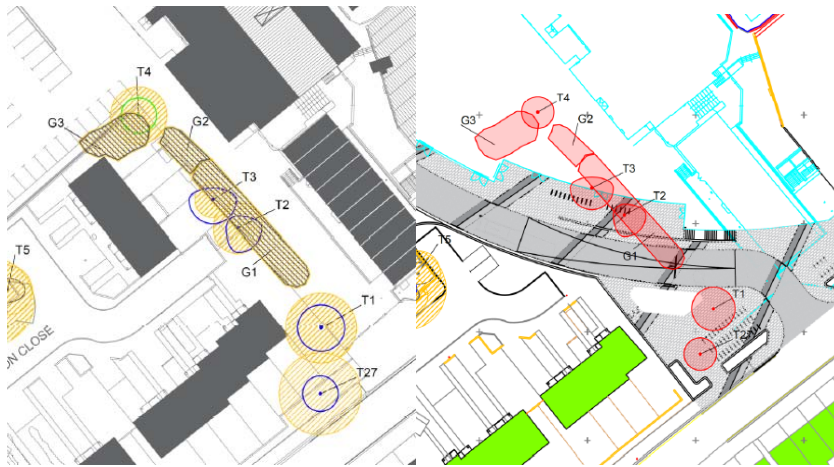


Fig 11 – Left – Trees existing location Right – Trees location in context of the development.

11.56 14 semi-mature trees are proposed to be planted on site, with the applicant proposing to plant a further five trees in Wooderson Close as part of the S278 Highways Agreement. The species of trees proposed that includes Acer Campestre, Maple lead London Plane trees and Gingko biloba are appropriate. There would be a net loss of trees, with the actual deficit dependant on the number of actual trees contained within the 4 groups of trees that are due to be lost. The reasons put forward for not achieving net gain in trees as normally sought is the same that apply to Urban Greening Factor score as set out in para 11.51.

11.57 According to the applicant's CAVAT (Capital Asset Value for Amenity Trees) values the existing trees that would be lost have a value of £144k, with the estimated proposed tree value after 15 to 20 years of maturity, estimated to be £244k. Three trees are proposed to be planted on Holmesdale Road, in line with the NPPF (2021) that requires consideration to be given to creating tree lined streets. The development's impact on trees, subject to conditions/S278 agreements, is acceptable.

### **Ancillary Elements**

11.58 Internal changes to the Whitehorse Lane Stand are proposed to facilitate the lengthening of the pitch and to improve disabled access. A new corner infill stand between the Arthur Wait Stand and the Holmesdale Road Stand is proposed. These changes would not be widely visible from any public vantage point and are in keeping with the character of the existing stadium. They would preserve the appearance of the site and surrounding area.

11.59 While it is noted that there are no proposals for mobile phone masts and the like, it is likely (given the additional capacity the expanded "Main Stand" would



facilitate) that some additional telecommunication equipment might be required. The visual impact of such equipment, if not suitably designed and/or screened, could well be harmful to the appearance of the development. As such, a condition is recommended to be imposed on any consent granted requiring the details of any telecommunication equipment visible from the public realm on the stand to be approved by the Council, prior to installation.

- 11.60 Site security would be achieved via lockable perimeter security gates along both the northern boundary (with Sainsbury's car park) and the southern boundary (to Holmesdale Road). The Metropolitan Police have requested further information in relation to gates and as such, a condition is recommended to ensure this detail is agreed by the local planning authority and the Metropolitan Police at the detailed design stage.

### **Public Art**

- 11.61 Policy DM14 of Croydon Local Plan (2018) relates to public art and requires all major schemes to include public art as an integral part of the design, enhancing local distinctiveness and reinforcing a sense of place. The "Main Stand" seeks an iconic design response and with the integrated historic and emblematic references, officers consider in this unique instance the design fulfils the criteria of policy DM14.

### **Public Access**

- 11.62 London Plan (2021) Policy D9 Part D states that free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly within more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London. Croydon Local Plan (2018) policy DM15 requires tall and large building developments, including those taller than 40 storeys, to incorporate amenity space, whether at ground level such as atria, or above ground level, such as sky gardens and roof terraces, that is accessible to the public.
- 11.63 No fully publicly accessible areas within the building are proposed. The applicant has stated that they feel such provision would not make best use of the site as a football stadium, and that such provision would pose security and safety risks. The applicant has highlighted the provision of semi-public areas in the form of external fan-zones on match days, as well as provision of area within the stand for Palace for Life foundation and other local community organisation on non-match and non-large event days. On balance this is not considered by officers to warrant refusal. In addition, as there is no public accessible areas, the non-provision of public toilets is acceptable, and the proposal does not conflict with London Plan (2021) policy S6 'Public toilets'

## Impact on Neighbouring Occupiers

11.64 London Plan (2021) Policy D9 requires consideration to be given to daylight and sunlight penetration around tall buildings. London Plan (2021) Policy D6 'Housing quality and standards' requires the design of developments to provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context. Policy DM10.6 of Croydon Local Plan (2018) seeks to ensure the amenity of the occupiers of adjoining buildings are protected; noting that the development should not result in any unacceptable loss of privacy, sunlight or daylight.

### Sunlight and Daylight

11.65 The application was accompanied by a Daylight/Sunlight Report which provides an assessment of the potential impact of the development on sunlight, daylight and overshadowing to neighbouring residential properties based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide'. See Appendix 2 for BRE sunlight and daylight definitions. It should be noted that the assessment produced was carried out in line with previous BRE guidance. This guidance was updated this year, with new tests introduced, however test in relation to impact on neighbouring properties (VSC and NSL) remain the same.

11.66 The applicant's assessment considers the impact on the existing residential units in Wooderson Close, Holmesdale Road and Clifton Road. The assessment examined 179 neighbouring windows and concluded that with the proposed development in place, the majority of the windows to the existing buildings surrounding the site would continue to receive adequate daylight as defined by the BRE guidance.

11.67 The one property that would be most impacted by the development would be 20 Wooderson Close. The layout of this property of the windows facing the development (NNW) is understood at present to be a kitchen at ground, two single bedrooms, one at first and one at second floor level. All windows to this property would fail the standard BRE daylight tests.



Fig 12 – Window Layout of no.20 Wooderson Close

- 11.68 In VSC terms, the kitchen at ground floor level only marginally fails, experiencing a VSC reduction of 20.82%, against target of 20%, retaining an overall VSC of 20.48. The bedroom at first floor level passes the VSC test. The bedroom at second floor level, although its VSC would be reduced by 28.46%, would still retain a VSC value of 19.61%. In terms of daylight distribution (NSL), the ground floor kitchen would see a 33% reduction. The first floor bedroom would experience a 33.26% reduction and the bedroom at second floor level a 40% reduction.
- 11.69 No.20 is a dual aspect property, with several windows facing toward Holmesdale Road. These windows serve a lounge/dining area and bedrooms, and would continue to receive good levels of sunlight and daylight.
- 11.70 Overall, the impact of the development on no.20's light is acceptable, as all windows facing the development within no.20 would retain a VSC of more than 19.5%, which considered to be good level of daylight for a property in this sort of context, and the property also benefits from another aspect.
- 11.71 Notwithstanding the above conclusion, the applicant has indicated they would be willing to pay for the provision of additional windows in the newly exposed flank elevation of no.20, which is owned by the Council, to help mitigate the impact in terms of the loss of light as far as possible. A condition is recommended requiring full details of the design and location of new windows to be approved and installed.
- 11.72 It is noted that there are some BRE failures to 12 Wooderson Close, 16 Wooderson Close and 18 Wooderson Close. However these are all minor, with these properties still retaining VSC of over 20. There are some minor BRE transgressions to 80 to 94 Clifton Road. However, all these properties will still retain a VSC in excess of 23%

#### Overlooking and Privacy

- 11.73 The most south-westerly part of the proposed stand would be set back from the nearest residential property (20 Wooderson Close) by approximately 21m and this closest point would be at oblique angle. It is noted that no.20's outlook is currently limited by the flank elevation of no.26 Wooderson Close. The development would not result in an unacceptable loss of outlook to this property.
- 11.74 The size, bulk and scale of the new "Main Stand" is such that it would have a more imposing appearance when viewed from Wooderson Close, particularly those properties located closest to the stand. All these dwellings are dual aspect, with several habitable rooms facing the opposite direction (south-east) away from the site and towards Holmesdale Road. Taking account of the dual aspect nature of the dwellings, the separation distances between the houses and the proposed "Main Stand" and that the tallest element of the proposed development would be

positioned approximately 80m from these houses, the effect of the development on outlook experienced by immediate neighbours would be acceptable.

- 11.75 The impact on outlook from dwellings along Clifton Road would be acceptable given the separation distance to the new stand would be at least 40m.
- 11.76 Concern has been raised from properties in Clifton Road about overlooking from terrace area, however these properties gardens are located at least 40m away from the development and as such their privacy would not be unacceptably eroded. The impact on privacy from windows and terrace areas from the development is acceptable.
- 11.77 A 3m high acoustic fence as measured from stadium side would be installed along the boundary. Whilst the boundary is at least 1m higher than allowed under permitted development, this would generally, with exception of no.20, be located along the rear boundary of these properties, where it would have limited impact on light/outlook. In no.20 Wooderson Close case the boundary would be 3.15m on the neighbour's side due to the land levels. The benefits of the acoustic fence would outweigh the impact that it would have on light and outlook.
- 11.78 Concerns have been raised that visiting supporters waiting in coaches are able to look into nearby residential dwellings, and that this may increase due to the development's increased capacity. The issue only arises on match-days and for a limited time, being either before spectators disembark (to watch a match) or following a game when they board a bus but before it leaves. Given the infrequency of the issue and taking account of the benefit in locating away-supporter coaches close to the away fan seating (which assists with crowd control), and given that this impact's street facing windows that generally experience poorer privacy conditions, it would be unreasonable to refuse planning permission on this basis.

#### Noise

- 11.79 The main sources of noise are from the Stadium and from fans entering/leaving the stadium, particularly in the immediate periods before kick-off and after the game on match days and large event days. Although road closure measures around the stadium do reduce traffic noise, thereby creating periods of quieter times even on match days.
- 11.80 The proposed design of the stadium helps mitigate the noise impact to some extent, with the roof and filling in the corners directing sound onto the pitch, although the increased height may allow for some sound breakout. The public address and voice alarm systems will be designed to ensure no additional impact. A 3m high acoustic fence on the boundary with adjacent residences to further help mitigate noise impact is proposed. Traffic noise would also be mitigated through series of measures as set out in transport section of this report.

11.81 An appropriate balance needs to be struck between supporting Crystal Palace Football Club expansion, given the significant economic, social and cultural benefits that the club make to the area as recognised by DM20, and considering the impacts of the development. This is especially relevant as many of the issues are pre-existing and historic, and common with any facility that draws people to an area. At present the use of the stadium is relatively uncontrolled by planning restrictions, a series of conditions are recommended to be imposed to ensure only one professional club and affiliated teams play at the stadium (which prevents ground sharing with another club as has occurred in the past), restrictions on the number of large non match day events that can take place at the stadium and impose hour restrictions on the use of the proposed main stand internal spaces. This will ensure long term protection that events that cause disruption are reasonably infrequent, thereby striking a reasonable balance.

### **Transport, Access and Parking**

11.82 The NPPF (2021) seeks to promote sustainable transport and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. London Plan (2021) policy T4 'Assessing and mitigating transport impacts' requires development proposals impact on the capacity of the transport network to be fully assessed. London Plan (2021) policy T2 'Healthy Streets' requires development to promote and demonstrate commitment to Mayor's Healthy Streets Approach, which reduces dominance of car use, whilst promoting sustainable modes of transport. Croydon Local Plan (2018) Policy SP8.6 advises that the Council and its partners will improve conditions for walking and will enhance the pedestrian experience the enhancing footpaths, decluttering the streetscape and enabling widening of footways where feasible on over-crowded routes. Policy SP8.7 further advises that the Council and its partners will provide new and improved cycle infrastructure by enhancing and expanding the cycle network along with the creation of new routes to improve connectivity between sites. In terms of car parking, Policy SP8.15 seeks to limit parking spaces in the borough and aim to reduce the overall amount of surplus and outside high Public Transport Access Level (PTAL) areas, the Council will apply standards set out in the London Plan (2021). Policy SP8.9 enables the delivery of electric vehicle charging infrastructure and requires development to provide electric charging infrastructure car clubs and car sharing schemes. Policy SP8.4 requires major development proposals to be supported by transport assessments, travel plans. Construction Logistic Plans and Delivery/Serviceing Plans.

#### Modal Surveys

11.83 The applicant undertook travel surveys prior to submission of the application of home supporters and staff to understand how people travel to the site. The most popular mode of transport was travelling by car or train. The results of the survey are set out below:

Mode	General admission		Corporate/hospitality	
	Weekend %	Weekday %	Weekend %	Weekday%
<b>Car as driver</b>	33	37	43	20
<b>Car as passenger</b>	11	12	10	0
<b>Train</b>	41	41	39	60
<b>Bus</b>	5	4	4	0
<b>Taxi</b>	1	1	3	20
<b>Walk</b>	6	5	2	0
<b>Bicycle</b>	0	0	1	0
<b>Motorcycle</b>	0	0	0	0
<b>Coach</b>	1	0	0	0

Fig 13 – Modal Split

11.84 The survey identified that for the general admission supporters, of those that drove to the site, 78% parked on street on a weekend, increasing to 85% on a weekday. At weekends Norwood Junction was the most used train station to alight from at 55%, followed by Selhurst at 25% and Thornton Heath at 10%. For week-day matches, Norwood Junction was the most used at 46% with Selhurst and Thornton Heath, at 36% and 8% respectively.

#### Traffic Impacts

11.85 Junctions around the ground as observed in the Transport Assessment (TA) are at capacity before and after matches. It is reasonable to conclude that there is a direct relationship between the extent of the issue, and the large number of people that travelling to the ground by car. If existing trends were to continue, then increasing the capacity of the ground could lead to a significant increase in number of people travelling to the ground by car, which in turn would increase the number of junctions operating above capacity, resulting in increased traffic congestion in the local area, and increased journey times. This would have negative impacts on amenity, air quality, efficiency of sustainable modes of transport for example buses, decline in quality of pedestrian environment and movement of goods.

11.86 There is currently little substantive planning control over how access arrangements and car parking pressures are managed, with arrangements managed in a more ad hoc basis. The transport measures put forward and recommended to be secured by condition and S106 legal agreement look to not only influence the journey travel choices of the additional supporters, but to also impact on the travel choices of existing supporters. There is a potential that the proposal could form a catalyst that results in an improvement from the existing situation. A series of both incentive and restrictive measures are proposed to try and achieve this, which would also promote sustainable modes of transport, which have a broad range of environmental and social benefits. Many of these benefits would extend beyond match day, potentially resulting in a much broader improvement. The list of measures put forward are summarised below and are be considered in more depth in the respective sections of this report.

- A CPZ consultation (£100,000) with money secured to implement the CPZ (£230,000) if required. Operational and enforcement practical requirements would mean that in all likelihood this will need to be both a match and non-match day CPZ.
- A travel plan which amongst it measures targets a 5% year on year reduction of single occupancy car journeys from the baseline travel plan survey for the first five years (so totalling a 25% reduction). Failure to achieve these targets would result in a financial penalty of up to £250,000. This would be spent on pedestrian and cycle improvements.
- £100,000 for cycle route improvements.
- £30,500 for a wayfinding strategy, including signage.
- £15,770 for bus stop/shelter improvements.
- £15,000 for station management plans.
- Provision of 100 cycle parking spaces.
- Management of car park.
- Increased pre and post-game on site offer to encourage greater spread in arrival and departure times reducing the peak impact.

#### Junction Operation

11.87 The junctions of South Norwood Hill/Whitehorse Lane and South Norwood Hill/High Street have been identified as being over operational capacity during match days. To prevent the worsening of the situation the council and the applicant will work together to continue to monitor the situation. If the situation has worsened, then the club would provide traffic management stewards to ensure effective junction operation. This is welcomed and a planning obligation is recommended to secure this

#### Public Transport

11.88 The TA provides an assessment of bus and rail occupancy and capacity on matchdays. Few of the trains were identified as having 100% occupancy. Access to trains is managed by station staff after the match in order to prevent crowding on platforms and to manage the flow of spectators seeking to board trains.

11.89 Queueing occurs at Selhurst and Norwood Junction stations post-match. The TA states that the queueing is governed to a certain extent by station management practices, which ensure that platforms are not overcrowded, seeking to limit associated risks. Management of queueing can be assisted by increasing the area for waiting spectators at Thornton Heath and Norwood Junction stations. There are no options for such an arrangement at Selhurst Station.

11.90 To provide an increased area at Thornton Heath and Norwood Junction stations a small section of highway would need to be closed to vehicle traffic. This would be secured through a Traffic Management Order (TMO). For Thornton Heath Station, a layby on the High Street could be potentially closed. At Norwood Junction, as access would need to be maintained for residents and businesses,

this would require management of a closure and advance notice given of future matches, which requires further investigation and consideration of options. The investigation of options and delivery of a scheme is recommended to be captured through the S106 Legal Agreement.

11.91 Further assessment of the impact of additional fans using trains to get to and from the fixtures (particularly on Norwood Junction Station) is required, given the length of queues and the area affected. A station management plan is required for each of the three rail stations. This is recommended to be secured by a planning obligation.

11.92 Bus occupancy surveys were carried out before and after the Saturday and weekday matches. No issues were observed and given the relatively low numbers of people using buses to get to the ground [about 5%] it is reasonable to assume bus capacity is unlikely to be a significant issue, even with the increase in ground capacity.

#### Pedestrian and Cycle Environment

11.93 The applicant's submission identified the following specific issues – for pedestrians and cyclists:

- There is a lack of effective width on the south side of Whitehorse Lane close to the ground and on Selhurst Road and Station Road (caused by a stall holder using part of the footway) and Thornton Heath High St (caused by stalls trading on the footway) and on a section of Holmesdale Road
- A lack of crossing facilities on Whitehorse Lane
- Lack of signage to direct spectators to the ground from the three rail stations
- A lack of bus shelters at stops on Whitehorse Lane close to the ground
- Current drainage issue at a number of junctions in the study area
- Lack of colour contrast, dropped kerbs and tactile paving at some key crossing points on the more residential local streets

11.94 Improving the quality of the pedestrian environment would encourage more people to access the site on foot, especially from the three neighbouring stations. Given the imperative to change the existing modal patterns (away from car use), contributions are recommended to be secured via S106 legal agreement to fund the above works.

11.95 Transport for London (TfL) have sought a Pedestrian Comfort Level (PCL) Assessment to understand what is achievable to make the pedestrian environment more attractive and safe, thereby enhancing the pedestrian experience. A PCL assessment is recommended to be secured via S106 agreement, with any unspent money from carrying out that assessment, as well as any money collected if the applicant fails to meet travel plan single occupancy car journey targets, used to fund implementation.



- 11.96 Cycling to and from the stadium should be promoted as a viable alternative to travelling by car. To date, no assessment as to the quality of existing cycle routes has been undertaken as part of this application. The Council had previously commissioned a study to consider enhancements to “Quietway” cycle routes in the borough and this identified specific issues at two locations close to the stadium which failed the “Cycling Level of Service Assessment” [CLoS]. These were the Southern Avenue to Holmesdale Road via South Norwood Hill and Lancaster Avenue to Sunny Bank junction, although some progress has been made on improving these via Experimental Traffic Regulation Order.
- 11.97 Providing a better environment for cyclists would likely encourage greater use. It is noted that TfL and the GLA have requested improvements to cycle routes and given the imperative to change the existing modal patterns (away from car use) contributions are recommended (secured within the S106 agreement) to fund works in connection with this.

#### Off-site Parking

- 11.98 A Saturday parking beat survey was previously undertaken on home match day prior to the submission. Both Selhurst and Thornton Heath stations were closed when the survey was undertaken. As such the survey represents the worst case scenario as there was increased likelihood of more supporters arriving by car. The beat survey was based on a selection of 58 roads spread across an area within a 1.5km of the ground (considered a wide enough area to capture most of the likely impact on on-street parking).
- 11.99 The survey shows that roads close to the ground have very high parking stress, with an occupancy level of 83/85% or more. This aligns with travel surveys that show a large number of people arriving to the ground by car. The introduction of CPZ, that would need to go through separate public consultation and agreement process, would ensure that parking stress could be managed and car journeys disincentivised. There is likely to be an increased parking enforcement presence in the area as a result. This could aid issues identified in objections, such as cars parking illegally in front of people’s driveways. The benefits of CPZ are likely to extend beyond match day, and therefore encourage a wider modal shift. This is a significant benefit of the proposed development.

#### Car and Cycle Parking on Site

- 11.100 There is no existing disabled parking within the Club’s car park and sixteen disabled parking bays within Sainsbury’s car park. An additional twelve disabled parking bays are proposed for the Club’s car park. This additional provision would mean that 6% of all bays, and 9.5% of bays within the Club’s car park would be disabled parking spaces. Table 10.6 of the London Plan (2021) sets out disabled parking standards for non-residential developments. It has no set standard for this type of development, with the two closest categories being leisure (that requires 6% of designated bays, and 4% enlarged bays) and Sports Facilities (that refers to Sport England Guidance and specifies a 5% provision). In this

instance, the proposed disabled parking provision is a significant improvement over the current scenario, the level of proposed provision is close to 10%, and as such is acceptable.

11.101 London Plan (2021) Policy T6 'Car Parking' states car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport.

11.102 The reduction on site car parking from 553 existing parking spaces to 479 parking spaces is supported as it would further encourage modal shift and sustainable modes of transport. The potential adverse impact from cars being displaced onto surrounding street would be appropriately mitigated in the range of measure outlined, including potential implementation of a CPZ. There will be a considerable increase in provision of on site (passive and active) electric vehicle charging points (EVCP), with 25 active (20% of club car park), and the rest of spaces in the club's car park installed with passive provision. There is no set standard for this form of development within the London Plan (2021), with Policy T6.4 being for leisure uses, the closest standard that requires all car parking space to be provided with electric infrastructure. Policy T6.4 does not define percentages that should be provided at the proposed development, however the GLA have confirmed they are happy with the extent of electric vehicle charging provision. In accordance with Croydon Local Plan Policy SP8.13, a Car club is recommended to be secured through the Section 106 legal agreement. The use of the car club would be aimed at staff (who may be able to avoid bringing their car to work if a club car is available for use), but also likely to be available to members of the public. This is a benefit which helps reduce parking stress and justify the loss of on-site car parking.

11.103 There is currently no formal management of the on-site car parking arrangements for match-days. The GLA and the Metropolitan Police consider that car parking should be more tightly controlled to ensure car park users are legitimate with the associated benefits of improved site security and better management generally. Measures are proposed to alter access arrangements into the car park (at selected times on match-days) to better separate pedestrians and vehicles. This includes the clearance of the Sainsbury's car park approximately 3 hours before the home fixture, which would be no longer available to the public. It is proposed that the access points would be altered so that the existing access into the site becomes fully pedestrianised until approximately 1 hour after the match. Subject to a condition to require a Car Park Design and Management Plan (which is recommended) to clearly set out the detailed arrangements (for approval by the local planning authority) these arrangements are supported.

11.104 Currently, there is no cycle parking provision at the stadium or at the Sainsbury's store. The scheme proposes 100 Sheffield stands which will provide for 200 cycle parking spaces and is based on estimated cycle demand from the current mode split. This provision is on the basis of the whole stadium rather than

the expanded “Main Stand”. This is acceptable. The cycle stands would be located at the Holmesdale Road access, within the club’s car park and near the proposed “Main Stand” museum entrance.

### Coach Parking

11.105 Existing away supporters generate 6-8 coaches on a match-day. With expansion of the ground, demand for another 2 coaches is likely to be generated. Currently, coaches park on Park Road (once it is closed to general traffic) adjacent to the “Arthur Wait Stand” where the away supporters are accommodated. Therefore, there is some logic to allow coaches to continue to park within the street, notwithstanding the short-term impact experienced by local residents.

11.106 TfL has raised concern that this is not an ideal location in terms of visual intrusion and air quality for local residents on Park Road. However, there are concerns that away fans would have a greater likelihood of interacting with home supporters if they are moved away from the “Arthur Wait Stand” after a match (to a coach maybe waiting in the Sainsbury’s car park). From a crowd control perspective, it is considered preferable for coaches to be parked close to gate from which away fans will exit. TfL have asked for further options to be explored both on site and off site in regards to provision and parking of coaches for fans. This is recommended to be secured through S106 legal agreement.

### Travel Plan

11.107 The application is accompanied by a Framework Travel Plan, which has been reviewed by the Council’s highway officer and TfL. The review identified a number of shortcomings including a need to improve the Travel Plan targets generally and the Club’s overall ambition to reduce reliance on the private car and to respond positively to associated congestion at junctions, on street car parking pressures and pedestrian safety concerns, as well as provision to increase cycle parking in the future. The targets detailed by the Travel Plan should reflect the local nature of the support and reflect good practice. In addition, targets should be set for reducing car use by away supporters.

11.108 The issues identified with the travel plan as submitted, means that it cannot be approved in its current form. A new travel plan is recommended to be secured through a S106 legal agreement. This would include the payment of a bond (which would be refunded if the travel plan targets set are achieved). If targets are not met, the bond would need to be used by the council on cycling and walking improvements.

### Access, Servicing and Construction Logistics

11.109 The current vehicle and pedestrian access to the “Main Stand” is from Whitehorse Lane. This would remain largely unaffected by the proposals (apart from temporary changes during match-days). There is a further vehicle and pedestrian access via Holmesdale Road. This access will be amended to allow

access to the revised Crystal Palace Football Club car park and match-day plaza. The detailed design and construction of the amendment would need to be secured by use of a S.278 agreement.

11.110 The proposal includes an amendment to the layout of and parking spaces within Wooderson Close to facilitate the amended access onto Holmesdale Road, as well as to reutilise redundant pavement on Wooderson Close. These changes to the highway would need to be secured through the S.278. In addition, as the road would be shortened this should be stopped up under S.247 of TCPA.

11.111 Deliveries are currently carried out on street from Holmesdale Road and on the access road into club's car-park off Holmesdale Road. The TA estimates an additional 14 deliveries per week would be needed for the expanded Main Stand, using up to 10m rigid vehicles. Little information has been provided to allow a detailed understanding of exactly how deliveries and servicing of the site might occur. The TA notes that due to the limited width of the access road, deliveries may temporarily block the main access road that runs adjacent to the Main Stand (it is not clear whether this would cause any unacceptable impact).

11.112 To ensure that delivery and servicing proposals are workable and would not result in any unacceptable harm, a condition is recommended requiring a detailed Servicing and Delivery Plan to be submitted and approved in writing by the local planning authority before occupation of the proposed "Main Stand".

11.113 An outline Construction Logistics Plan (CLP) has been included in the TA, which provides a helpful initial indication of how construction logistics could be approached. A more comprehensive CLP would need to be submitted once more is known about the construction dynamics and this will be secured by way of a condition discharge application – which should also include details of the demolition of existing structures (including Wooderson Close properties).

### **Refuse and Recycling**

11.114 The applicant initially advised that all waste would be compacted before being taken away to landfill. The proposals were considered by the Council's Waste and Recycling officer who raised objection to the absence of any recycling proposals. The applicant was requested to reconsider the approach to recycling and in response, has advised that it intends to recycle and has accepted the inclusion of a pre-occupation condition requiring a stadium-wide refuse strategy (including the appointment of a club refuse champion and for recycling to be separated from any non-recyclable refuse on-site).

11.115 Croydon Local Plan (2018) policy DM13.2 requires a waste management plan for major development. Subject to a condition being imposed on any consent requiring a detailed site waste management plan, to include details of how recycling is to be separated from landfill refuse on-site, no objection is raised.

11.116 The public consultation has highlighted the fact that there is a considerable amount of litter left in the wider area by spectators before and after a match, and that the proposal could make this worse. A planning obligation is required to secure off site litter collection on match-days on surrounding roads and key routes to train station to address the issue.

## **Environmental Effects**

### Contamination

11.117 Policy DM24 of Croydon Local Plan (2018) sets out detailed requirements for ensuring sites are properly investigated and any contamination identified appropriately remediated and allows for remediation to be secured via an appropriate planning condition.

11.118 A geo-environmental desk study was submitted alongside the application which indicated that there may be potential soil contamination risks, mainly associated with made ground; the content of which is unknown and activities such as pilling could allow contaminants to spread into previously uncontaminated areas (for example potential hydrocarbons associated with underground fuel tanks – linked to the petrol filling station along with possible unexploded ordnance).

11.119 The report recommends that an intrusive site investigation is carried out and a strategy would then be put in place to appropriately remediate any contamination found. This would be secured by way of a condition imposed on any consent. The Environment Agency has also requested a series of conditions be imposed on any consent to prevent contamination of controlled waters.

### Air Pollution, Noise and Vibration

11.120 Chapter 15 of the NPPF states that when determining planning applications, local planning authorities to prevent new and existing development from contribution to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

11.121 London Plan (2021) policy SI 1 'Improving air quality' requires development to be 'air quality neutral' and not lead to further deterioration of existing poor air quality, such as areas designated as Air Quality Management Areas (AQMA). The whole of Croydon has been designated as an AQMA.

11.122 Policy DM23 of Croydon Local Plan (2018) seeks to ensure that future development that may be liable to cause or be affected by pollution through air, noise, dust, or vibration, will not be detrimental to the health, safety and amenity of users of the site or surrounding land.

11.123 The application was accompanied by an Air Quality Assessment which provided an assessment of the key effects associated with the construction and

operation of the proposed development. During the construction phase, the proposed development could potentially introduce new emission sources in the form of construction traffic and construction plant and involve potentially dust generating activities. Concerns have been raised by neighbours in relation to the potential for construction impacts to adversely affect amenity. Conditions would need to be imposed on any consent granted to require the applicant to submit a Construction Logistics Plan and Construction Environmental Management Plan setting out how the site will be managed to prevent migration of dust and pollutants from the construction site.

11.124 Non-Road Mobile machinery (NRMM) (e.g. diggers, pumps and construction machinery etc) on construction sites is responsible for 7% of NOx emissions in London and the Council requires all NRMM to meet with legislation to limit emissions from these sources with the applicant needing to commit legislative compliance as part of the Construction Environmental Management Plan.

11.125 A modelling exercise has been undertaken to assess the likely contribution from additional traffic to air pollution. The model has demonstrated that changes in pollutant concentrations would be 'negligible', subject to adherence to the measures identified in the Air Quality Assessment.

11.126 The applicant has confirmed that there would be no boilers would be used in the operation of the development, with all heating requirements achieved through the use of Air Source Heat Pumps. This revision ensures that the development aligns with the GLA's latest air quality guidance. The proposed development is considered to be air quality neutral in regards to building and transport emissions. The GLA have also confirmed that the scheme does not need to undertake an air quality positive approach.

11.127 A S106 contribution is to be secured to mitigate the wider residual impacts on air quality.

11.128 It is recommended that compliance with the report and details of any plant and machinery be secured by condition.

11.129 The application is accompanied by a noise assessment which was referred to the Council's noise advisor, who has confirmed that full details of construction methodologies and programme have yet to be made available. Quantitative predictions of construction noise levels have not therefore been carried out and confirmed by the applicant. Consequently, a condition is required to be imposed to secure noise control measures related to construction noise and vibration (in line with BS 5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites).

11.130 The applicant accepts that control measures related to construction noise and vibration will need to be set out within the Construction Environmental

Management Plan (CEMP). The applicant has stated that in view of the close proximity of the site to neighbouring residential properties, augered piling will be used in preference to percussive or vibratory methodologies. This will also be secured through the imposition of a planning condition.

- 11.131 In terms of operational requirements, the updated energy statement confirms that no boilers will be used, with all heating including for hot water generation being generated through Air Source Heat Pumps, meeting the requirements of London Plan policy SL1 (B) (2a).

#### Light Spill and Glare

- 11.132 Croydon Local Plan (2018) policy DM10.9 requires lighting schemes not to cause glare and light pollution. The new Main Stand and floodlight improvement would enhance light containment within the ground and should result in a reduction in light spillage and sky glow. Limited details however have been submitted in regard to light spillage from the building itself, especially given extensive areas of glazing, and from external areas. Further details are recommended to be secured via condition.

- 11.133 The glazed façade could have the potential to reflect light (from southern skies) thereby causing glare. To address this potential effect, the glazing is proposed to be fritted to limit glare and sunlight reflection. Officers are satisfied that the approach to glazing is likely to prevent any undue impacts, although further consideration is recommended to be secured via condition at material submission stage, by requiring the submission of a Solar Dazzle BRE study.

#### Water Resources and Flood Risk

- 11.134 Croydon Local Plan (2018) Policy SP6.4 states that the Council will seek to reduce flood risk and protect groundwater and aquifers. Policy DM25 provides the Council's detailed requirements in relation to drainage and reducing flood risk.

- 11.135 The London Plan SPG states new development should incorporate Sustainable Urban Drainage Systems with the aim of maximising all opportunities to achieve a green-field run-off rate. A Flood Risk Assessment was submitted as part of the application and whilst information was included that assessed flooding and drainage matters and confirmed that the development is not likely to result in an increased flood risk, the Lead Local Flood Authority (LLFA) were not satisfied that sufficient evidence had been presented to satisfy the policy requirement.

- 11.136 The application has been reviewed by the LLFA, who have confirmed that the proposed development subject to condition would not pose an unacceptable flood risk.

#### Wind Microclimate

- 11.137 London Plan (2021) policy D9 requires wind conditions around the buildings and neighbourhood to be carefully considered and not compromise

comfort and the enjoyment of open spaces, including water spaces, around the building.

11.138 The applicant has submitted an updated wind assessment as part of the revisions submitted this year. The study utilises computational modelling to predict the strength of wind speeds that would likely occur, and then categorises these using the Lawson Criteria.

11.139 The submitted study concludes that the proposed development with landscaping in situ would result in wind conditions suitable for all existing and proposed pedestrian activities. Even in the worst case season scenario all areas around the stadium including immediate streets would be suitable for outdoor seating or standing/short period sitting. As such the proposal is acceptable in regards to wind impact, with no further mitigation recommended other than conditions in regard to landscaping.

## **Energy and Sustainability**

### Policy Context

11.140 London Plan (2021) policy SL 2 'Minimising greenhouse gases', requires major development proposal to be net-zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the...energy hierarchy'

11.141 Policy SP6.2 of Croydon Local Plan (2018) sets out the Council's expectations in relation to energy and CO2 reduction. This includes the future potential to connect to a district energy network (DEN).

### Assessment

11.142 The revised Energy Assessment dated September 2022 outlines that the proposed development is able to comply with relevant strategic and local planning policies. The development will follow the energy hierarchy: be lean (use less energy), be clean (supply energy efficiently), be green (use renewable energy) and be seen (monitor).

11.143 In addition to energy efficiency measures, the energy strategy proposes the provision of an Air Source Heat Pump (ASHP) system and Photo Voltaic (PV) array which provide further carbon emission reductions compared to energy efficiency and passive measures alone.

11.144 The development will include a Building Energy Management System (BEMS) to fully control, monitor and record the various mechanical, electrical and public health systems and to fully monitor the energy usage through the installation of local energy monitors.

11.145 The building would be used to full capacity during first team match-days, and for the remainder of the time the environmental conditions would be



automatically set by the BEMS system to save energy. Whilst the building would be used for events, the intensity of these uses (in terms of energy use) would be well below that experienced during match-days.

11.146 The development would achieve a 34.22% reduction over part L baseline, based on SAP 2012 figures, which is the equivalent to a 58.03% reduction based on SAP 10 figures. The London Plan (2021) requires a 100% reduction of carbon emissions, as such there is a 41.97% shortfall or 178.4 Tonnes per year. Taking account of the use profile of the stadium, as highlighted in paragraph above, the actual carbon shortfall would equate to 30,720 kg Carbon dioxide per year based on SAP 10 figures.

11.147 The shortfall would be offset by a financial contribution of £87,549.66 which is recommended to be secured through a S106 legal agreement. The Council's policy requires the scheme to be constructed to BREEAM "Excellent" standards and a condition is recommended to secure this.

11.148 Typically, a sports stadium does not have a constant base heat load conducive to provision of an off-site combined heat and power plant. The stadium will have large peaks and troughs in energy consumption. Use of combined heat and power (CHP) can only be efficient for a sports stadium on the understanding that other facilities are included within the development which provide the base heat load requirements. There would need to be uses requiring heavy domestic hot water usage or for example, heating of swimming pools etc. These uses are not proposed on non-match-days and in this case, use of CHP would not be feasible.

11.149 Following a review of the practical implications of meeting the various policy requirements, the applicant raised further concerns over the feasibility of connecting to a future District Energy Network (DEN). A key technical requirement of a DEN is to maintain a low return water temperature to maximise efficiency of the generation plant. Whilst this is achievable on a match-day when high loads will be experienced, the applicant has argued that this is not possible when there is minimum load under non-event day operation.

11.150 Even if an energy centre is realised (specific to Croydon Metropolitan Centre) the application site would be approximately 4km away from the energy source and it is most unlikely that the network of pipes would be able to be extended 4km to the stadium. Given that the site is set in a mature residential suburban context, officers are satisfied that the stadium is not a logical location for a separate energy centre and are also content that there is little scope to connect to an existing or future DEN.

#### Whole Life Carbon and Circular Economy Statement

11.151 Policy SI 7 Reducing waste and supporting the circular economy of the London Plan (2021), requires referable applications to promote circular economy outcomes and aim to be net zero-waste. This includes reusing/recycling of

material from demolition, how the design and construction would reduce material demands and how waste/recycling would be managed as much as possible on site, adequately stored and managed in accordance with the waste hierarchy. The applicant has submitted a circular economy statement that sets out how the development would and could meet these objectives. Appropriate conditions are recommended.

11.152 Policy SL 2 Minimising greenhouse gas emissions of the London Plan (2021) criterion F requires development proposal referable to the Mayor to calculate the whole life carbon emission through a whole life carbon assessment.

11.153 A whole life cycle assessment has been submitted. It confirms that recycle material will be used wherever possible, and that new materials will have an A or A+ Green guide rating, alongside the use of pre-fabricated/ modular construction where possible.

### **Biodiversity**

11.154 London Plan Policy G6 'Biodiversity and access to nature' sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. The relevant local plan policy is DM27, which states developments should incorporate biodiversity measures.

11.155 A preliminary ecological appraisal of the existing site has been carried out by a qualified ecologist. The survey confirmed that the habitats on site are not expected to go beyond habitats of local significance. The ecologist did identify two buildings with potential to support roosting bats, resulting in further Bat surveys being undertaken. No bats were recorded emerging from the identified buildings, in the dusk emergence survey undertaken on the 8<sup>th</sup> August 2022. A single common pipistrelle was recorded foraging around the car park in the west of the site during the survey. The survey states that the proposals are unlikely to impact foraging bats.

11.156 The scattered trees, species poor hedgerow, introduced shrub and buildings on site have potential to support nesting birds. These features will either need to be removed outside of nesting bird season (March to August), or when this is not possible a nesting bird check will need to be undertaken.

11.157 The applicant has provided a Biodiversity Net Gain (BNG) Report concluding that the scheme would achieve a BNG of 13.19% or 0.38 habitat units. There would be a very small loss of hedgerow of 0.04 hedgerow units. However, it is noted that Wooderson Close would need to be reconfigured as result of the demolition and that there are opportunities to introduce additional planting including hedgerows on the north east side of Wooderson Close along the boundary with the club's car park, which the applicant is willing to fund. This is recommended to be secured via legal agreement

11.158 Conditions are recommended to ensure that the development is carried out in accordance with the ecological appraisal and bat survey report submitted. In addition, conditions are recommended to secure a biodiversity enhancement strategy (to support the development's attempts to secure a BNG) and further details on the lighting strategy to ensure it does not have an adverse impact on surrounding wildlife.

### **Designing Out Crime and Resilience to Emergency**

11.159 London Plan policy D11 Safety, security and resilience to emergency states that borough should work with the police, and other agencies such as the fire commissioner and British Transport Policy to identify the community safety needs, policies and sites required for their area to support provision of necessary infrastructure to maintain a safe and secure environment and reduce the fear of crime. Development should include measures to design out crime that – in proportion to the risk – deter terrorism, assist in the detection of terrorist activity and help mitigate its effects. London Plan Policy GC6 Increasing efficiency and resilience requires those involved in planning and development to “create a safe and secure environment which is resilient the impact of emergencies including fire and terrorism.”

11.160 The proposed development has been designed to incorporate principles of Secured by Design. Conditions and S106 legal agreement obligations requiring CCTV, delivery and servicing plan, public realm management plan and a car park management plan would ensure that the proposed development provides a safe and secure environment. The Met Police have requested that a planning condition be imposed on any consent to ensure compliance with secure by design standards.

11.161 The consultation with the Police and local residents has identified that spectators arrive and leave in considerable number, moving to and from the nearby railway stations and the site. In terms of maintaining effective and safe crowd control (and to detect crime and antisocial behaviour effectively) a planning obligation is required to fund the provision of CCTV.

11.162 The Club holds regular emergency service training exercises involving organisations such as the National Police Air Service (NPAS) team, the Met Police, London Ambulance Service, Fire Brigade, and the Council. The Club complies with safety of sports ground and fire safety of places of sports legislation and has a permanently staffed security and operations team who co-ordinate match-day and non-match-day safety and security (including crowd control, searching of fans as well as management of the match-day TMO).

11.163 Through a suite of management and physical measures, the proposals would be able to accord with secure by design standards. Similarly, various hard landscaping and highway interventions are proposed to further ensure the safety and security of the development and those attending the stadium. The proposals

have been considered by the Metropolitan Police who are satisfied that, subject to conditions and planning obligations to install appropriate barriers/gates and CCTV, the proposals would design out crime and deter terrorism, assist in the detection of terrorist activity, and help defer its effects.

### **Fire Safety**

11.164 London Plan (2021) Policy D12 Fire Safety requires all major developments to be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The applicant has supplied a Fire Statement dated 18<sup>th</sup> April, produced by Buro Happold, and approved by Bastien Delechelle (MSc Fire Safety Engineering, MSc Fire Investigation, AIFireE, MSFPE). The application has been reviewed by the Council's Building Control surveyor who raises no objection. The statement is reasonably high level, which is to be expected given the stage the development is at. A revised statement is recommended to be secured at later stage of the development by condition, where matters such as materials and construction methodology have been finalised, and the development will also be required to comply with the relevant Building Regulations (outside the Planning System).

### **Equity of Access and Mobility**

#### Legislation and Policy Context

11.165 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. It replaced previous anti-discrimination laws with a single Act. It sets out the different ways in which it is unlawful to treat someone. The legislation requires local authorities to fulfil a public sector equality duty by considering the impact of policies and proposals on people with protected characteristics.

11.166 London Plan (2021) Policy GG1 Building strong and inclusive communities sets out that good growth is inclusive growth. It sets out a series of requirements to ensure this. The ones most relevant to the proposal are considered to be as follows:

B) Seek to ensure changes to the physical environment to achieve an overall positive contribution to London

C) Provide access to good quality community spaces, services, amenities and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration, and addressing social isolation

D) Seek to ensure that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these to ensure that London is a fairer, more inclusive and more equal city.

E) Ensure that streets and public spaces are consistently planned for people to move around and spend time in comfort and safety, creating places where

everyone is welcome, which foster a sense of belonging, which encourage community buy-in, and where communities can develop and thrive

H) support and promote the creation of a London where all Londoners, including children and young people, older people, disabled people, and people with young children, as well as people with other protected characteristics, can move around with ease and enjoy the opportunities the city provides, creating a welcoming environment that everyone can use confidently, independently, and with choice and dignity, avoiding separation or segregation

I) support and promote the creation of an inclusive London where all Londoners, regardless of their age, disability, gender, gender identity, marital status, religion, race, sexual orientation, social class, or whether they are pregnant or have children, can share in its prosperity, culture and community, minimising the barriers, challenges and inequalities they face.

11.167 The NPPF (2021), as well as Mayor's Accessible London: Achieving an Inclusive Environment SPG and Mayor's Planning for Equality and Diversity on London SPG (2007) are also of relevance.

11.168 In taking planning decisions, Members are required to take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the applicants and any third party opposing the application. As a public authority, the Council must not act in a way which is incompatible with a Convention right protected by the Act. Human rights of particular relevance to this decision are those under Article 8 of the European Convention on Human Rights (in relation to the right to respect for private and family life), Article 1 Protocol 1 to the ECHR (in relation to the protection of property) and Article 14 (which prohibits discrimination in the enjoyment of human rights). It is an inherent feature of the planning system that these rights are respected and that consideration is given to the impact of development proposals on the human rights of individuals, whilst acting in the wider public interest. The availability of judicial review is considered to be sufficient to provide the procedural safeguards required by Article 6(1) of the ECHR (in relation to a fair hearing in the determination of civil rights). The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report, including the consideration of consultation responses.

11.169 In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. It places a local authority under a legal duty ("the public sector equality duty") to have due regard to the following matters in the exercise of all its functions including its planning powers, namely the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;

- advance equality of opportunity between persons who share a "relevant protected characteristic" (i.e. the characteristics referred to above other than marriage and civil partnership) and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

### Equality

11.170 The Club have submitted an Equalities Statement that sets out that the Club have an existing equality policy and have published a Disability Access Statement. The club state that they are committed to identify, confront and eliminate discrimination, whether by reason of race, colour, nationality, religion or belief, sex, sexual orientation, marital or civil partner status, age, ethnic and national origin, pregnancy or maternity, disability or gender reassignment. The Club intends to ensure that everyone who wishes to engage with the club, whether as matchday fans, staff, players, board members, participants in Foundation programmes and any other person engaged with the Club's activities, has a real and equal opportunity to do so.

11.171 The public sector equality duty has been taken into account in the assessment of the application and Members must be mindful of this duty when determining it. Members of protected groups in the wider community potentially affected by the proposed development would include:

- visitors to the area;
- residential occupiers in the vicinity of the site (including housing which is to be demolished) and along main routes from the stadium to rail stations,
- occupiers of other land within the vicinity of the stadium, including business and land owners.

11.172 Equality Impact Assessments (EqIA) were undertaken in connection with the Croydon Local Plan: Strategic Policies 2013, and more recently an EqIA was undertaken for the Croydon Local Plan 2018. As detailed in earlier sections of this report, the current development proposals are generally in accordance with the Croydon Local Plan 2018 which has been found to be sound on equality issues on the basis of an EqIA.

11.173 The EqIA undertaken for the Proposed Submission Croydon Local Plan (2018) did not identify any elements that are specific to the application site. However, the following is of relevance:

- Need for to rehouse displaced tenants and for replacement housing to be provided to ensure no net loss of residential floor space or land.
- Need for facilities for disabled persons.
- Implementation of the present proposals is considered to include the following benefits for protected groups:
  - Providing more job opportunities and making provision for skills training;
  - Providing facilities to meet the needs of people with disabilities;
  - Conserving and creating spaces and buildings that are safe, accessible and that

- Foster cohesive communities.

11.174 It is considered that the development proposals could have a negative impact on some protected groups, but only over a temporary period. There would be temporary negative impact on groups due to disruption in the area surrounding the site during the construction phase. However, suitable mitigation measures will be put in place during the construction process to reduce the adverse effects on these groups.

#### Loss of Housing Relationship to Equality

11.175 A negative impact has been identified in terms of the loss of 6 houses (including 5 affordable housing units) in Wooderson Close. There has been extensive consultation with affected residents by the Council and applicant. The consultation has enabled the Council to identify the housing needs of the affected residents. To mitigate the impact, it is proposed that these residents be rehoused in equivalent (size, quality, tenure etc) accommodation (the cost of which will need to be met by the applicant).

11.176 Additionally, a planning obligation is to be secured requiring the delivery of 6 dwellings elsewhere in the Borough to ensure there would be no net loss of housing as a result of the development.

#### Disabilities

11.177 The Club has worked in conjunction with the Disabled Supporters Association to ensure that the facilities at Selhurst Park Stadium are of a standard that provides a safe and enjoyable visit when watching Premier League football. The Club recognises that the built environment has a fundamental affect upon people's lives and that inclusion is an evolving and an integral part of the whole process of the design, construction, management and maintenance of buildings and public space environments.

11.178 At present there are 128 spaces available within the stadium for wheelchair users (and their personal assistants). The proposal would increase this to 192 spaces. Both home and away fans can use accessible toilets inside the stadium. The Club shop is accessible for all fans and has a low-level serving counter. Catering kiosks in the home and away sections have low-level serving counters and so are fully accessible. The Club provide match commentaries for the visually impaired from Radio Mayday, via headsets, at their seat.

11.179 The proposals provide accessible viewing areas for all disability groups, including ambulant disabled spectators and offers a range of good quality viewing options from different positions.

11.180 The provision of accessible positions has been developed in line with the specific design requirements of the proposed "Main Stand", analysis of the existing aggregated provision of the three adjacent retained stands and the

specific design guidance set out in the DCMS Guide to Safety at Sports Grounds 5th Edition (the “Green Guide”).

- 11.181 For a stadium with a proposed maximum seated capacity of circa 34,000 seats, Green Guide Table 4 notes a requirement for 150 wheelchair spaces, plus 3 per every 1,000 above 20,000 spectators. For the redeveloped Selhurst Park, the required wheelchair provision would therefore be 192 wheelchair spaces which would be exceeded following implementation of the proposed scheme proposals.
- 11.182 Two sensory rooms are also proposed to be accommodated within the “Main Stand (Level 1 - Lower Concourse Level). Sensory rooms are unique spaces (a calm environment away from the noise and crowds in stadiums) which allow adults and children with difficulties such as autism to watch live matches from a room with a window onto the pitch.
- 11.183 Accessible WC’s and concession facilities are provided throughout the building and at every hospitality level and to both the lower and upper tier concourses. The proposed scheme would also achieve the recommended provision of wheelchair positions in hospitality seating. Appropriately located and sized refuge areas would be provided adjacent to lifts used for evacuation.
- 11.184 There is at present approximately 3% (16) of total parking spaces on site designed for wheelchair users. The proposal would see the ratio increase to in line with the development plan policy.
- 11.185 The enhancements proposed represent a significant improvement over the existing situation and it is noted that these go beyond minimum planning requirements. The approach taken weighs strongly in favour of the development.

#### Equality Conclusion

- 11.186 The proposed development is considered to have had due regards to inclusivity, diversity and equality, and meets the requirements of London Plan Policy GG1. The proposed development also proposes a number of significant public benefits that will improve its community offer, helping it to achieve its inclusivity objectives, and help support good work that the club, and associated affiliations such as Palace for Life regularly undertake.
- 11.187 In summary, the assessment of the application has taken into account equalities issues for individual protected groups. Steps are being taken to minimise the adverse effects on protected groups during construction (including the loss of housing). The proposals will bring a range of benefits to disabled and other protected groups including in relation to enhanced access to the stadium, replacement housing provision and employment/training opportunities.



## **Other Matters**

11.188 This report is a summary of the main considerations identified above. All other relevant policies and considerations, including equalities, have been taken into account.

## **12. SUMMARY AND CONCLUSIONS**

12.1 Officers would recommend that members for legal clarity consider the application afresh without reference to the previous resolution. If this process of determination is carried out, then officers feel it is clear that the application should be granted on its own merit and would advise for members to make this clear when reaching their decision.

12.2 The main substantive policy changes in relation to the development since the previous committee are considered by officers to be the following:

- Introduction of Urban Green Factor (London Plan (2021) policy G5.
- Fire Safety (London Plan (2021) policy D12
- Strengthening of Air Quality (SL 1), Energy and Carbon Dioxide Emissions (SL 2), introduction of Whole Life Carbon and Circular Economy (SL 7)
- Building beautiful and greater recognition of value of trees (NPPF revisions 2021)

12.3 Officers would advise that in their opinion the changes in policy, although significant enough to require re-consideration at committee, in themselves are relatively minor in comparison to the scheme and consideration as whole. Many are technical issues which have not related to substantial changes to the development proposal. So even where new deficiencies in policy are identified, as is the case for urban greening for example, this in officers' view, would not significantly tilt the balance, and outweigh benefits.

12.4 The proposed development complies with the aspirations of the development plan. Officers, within this report, have identified minor discrepancies when considered against the more detailed policies of the development plan, which have been justified and mitigated accordingly.

12.5 However, if members are minded to consider refusing the application, care should be given to how this decision is reached in the context that the application had previously received an unanimous recommendation to approval from committee in 2018. Consistency of decision is an important cornerstone of the planning system. We would advise that regard in particular should be given to how the development plan and policies within them have changed since April 2018, and how that may lead members to a different balanced judgement and conclusion, appropriately weighing any identified harm against the benefits of the development.

12.6 With the stated planning obligations and planning conditions listed above, officers are content that there are no material considerations which would cause sufficient harm to outweigh the development's benefits and compliance with the development plan. In view of the level of compliance with development plan policies, planning permission should therefore be GRANTED for the reasons set out above.

## **Appendix 1**

### **Croydon Local Plan (2018)**

SP1.2 Place Making  
SP2.2 Homes – Quantities and Locations  
DM1 Housing Choice and Sustainable Communities  
SP3.1 Employment  
SP3.14 Opportunities for Employment and Skills Training  
DM8 Development in Edge of Centre and Out of Centre Locations  
SP4.1 High Quality Design  
SP4.2 Development informed by distinctive qualities, identity, topography and opportunities of the relevant Places of Croydon  
SP4.5 Proposals for Tall Buildings  
SP4.7 Public Realm  
SP6 Environment and Climate Change  
SP8 Transport and Communication  
DM10.1 Design and Character  
DM10.2 Public and Private Spaces  
DM10.6 Amenity Impacts  
DM10.7 Detailed Design  
DM10.8 Hard and Soft Landscaping  
DM10.9 Architectural Lighting  
DM12.2 Hoardings  
DM13.1 Refuse and Recycling Facilities  
DM 13.2 Waste Management Plans  
DM 14 Public Art  
DM15: Tall and Large Buildings  
DM16: Promoting Healthy Communities  
DM18.9 Archaeology  
SP5.2 Health and Well Being  
SP5.5 Community Facilities  
DM19.2 Detailed Requirements for Community Facilities  
DM20: Supporting Selhurst Park as the Home Stadium of Crystal Palace Football Club  
DM23 Development and Construction  
DM25 Sustainable Drainage Systems and Reducing Flood Risk  
DM29 Promoting Sustainable Travel and Reducing Congestion  
DM30 Car and Cycle Parking in New Development  
DM32 Facilitating Rail and Tram Improvements

### **Croydon SPD/G**

SPD 3 – Designing for Community Safety  
SPG Note 12 – Landscape Design

### **Emerging Croydon Local Plan**

The Croydon Local Plan is currently being reviewed. The review will update the vision and strategy for Croydon's growth up to 2039 and set out how the Council will continue to deliver much-needed new homes, jobs and community facilities. The

emerging Croydon Local Plan was subject to regulation 19 consultation, which ran from the 6th January to the 17th February of this year. The Council are current reviewing the responses received.

In officer's view, the emerging Croydon Local Plan, due to the stage of adoption is has reached and need for further review, should carry very limited weight, and would not outweigh adopted policies.

## **London Plan (2021)**

GG1 Building strong and inclusive communities  
GG2 Making the best use of land  
GG3 Creating a healthy city  
GG4 Delivering the homes Londoners needs  
GG5 Growing a good economy  
GG6 Increasing efficiency and resilience  
D1 London's form character and capacity for growth  
D4 Delivering good design  
D5 Inclusive design  
D8 Public realm  
D9 Tall buildings  
D11 Safety, security and resilience to emergency  
D12 Fire safety  
D13 Agent of Change  
D14 Noise  
H8 Loss of existing housing and estate redevelopment  
S1 Developing London's social infrastructure  
S5 Sports and recreation facilities  
E9 Retail, market and hot foot takeaways  
HC1 Heritage conservation and growth  
HC4 London View Management Framework  
HC5 Supporting London's culture and creative industries  
HC6 Supporting the night-time economy  
G5 Urban greening  
G6 Biodiversity and access to nature  
G7 Trees and woodlands  
SI 1 Improving air quality  
SI 2 Minimising greenhouse gas emissions  
SI 7 Reducing waste and supporting the circular economy  
SI 8 Waste capacity and net waste self sufficiency  
SI 12 Flood risk management  
SI 13 Sustainable drainage  
T1 Strategic approach to transport  
T2 Healthy Streets  
T3 Transport capacity, connectivity and safeguarding  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
T6.3 Retail parking  
T6.4 Hotel and Leisure Uses Parking

T6.5 Non-residential disabled persons parking  
T7 Deliveries, servicing and construction

### **Mayor's Guidance**

LBC Designing for community safety SPD  
Mayor's 'Be seen' energy monitoring LPG (2022)  
Mayor's Accessible London: Achieving an Inclusive Environment SPG (2014)  
Mayor's Character and Context SPG (2014)  
Mayor's Circular Economy Statement LPG (2022)  
Mayor's Control of Dust and Emissions During Construction and Demolition SPG (2014)  
Mayor's Planning for Equality and Diversity in London SPG (2007)  
Mayor's Whole Life-Cycle Carbon Assessments LPG (2022)  
GLA Guidance on Preparing Energy Assessments (2020)  
Mayor's Social Infrastructure SPG

### **Mayor's Draft Guidance**

Mayor's Draft Air Quality Neutral LPG (2022)  
Mayor's Draft Air Quality Positive LPG (2022)  
Mayor's Draft Characterisation and Growth Strategy LPG (2022)  
Mayor's Draft Fire Safety LPG (2022)  
Mayor's Draft Optimising site capacity: A design-led approach (2022)  
Mayor's Draft Sustainable Transport, Walking and Cycling LPG (2021)  
Mayor's Draft Urban Greening Factor (2021)  
Better Homes for Local People; The Mayor's Good Practice Guide to Estate Regeneration Draft (2018)

### **National**

The National Planning Policy Framework

### **National Guidance**

National Planning Practice Guidance  
National Design Codes

## Appendix 2

### Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” test.

### Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

## Appendix 3

### 1. SUMMARY OF MATTERS RECOMMENDED TO BE SECURED THROUGH SECTION 106

- 1.1 The following summarises the main schedules and elements contained within them.

#### ***Schedule 1 - Dwellings***

##### *Purchase of Dwellings at Wooderson Close*

- 1.2 Clause 1 of Schedule 1 requires the developer to give the Council 12 months' notice of the intention to purchase the land to ensure that there is sufficient time to re-house existing tenants. The developer cannot commence development (as defined within the glossary of the S106 legal agreement) until they have purchased the interest of social housing land, 30 Wooderson Close and associated highway.

##### *No Net Loss of Affordable Housing*

Clause 4 of Schedule 7 (Council's Obligations) requires the Council to use the proceeds of the sale of the Social Housing Land to purchase five four bedroomed houses in the London Borough of Croydon as replacement for the five four bedroomed affordable homes lost by the development. This would initially be sought to be delivered in Selhurst, South Norwood and Thornton Heath Wards, then in surrounding wards, and then elsewhere in Croydon as a cascade. Clause 5 then requires these purchased properties to be provided as affordable rent. Clause 2 of Schedule 1, ensures that the developer meets the reasonable costs incurred by the Council in fulfilling these obligations.

##### *No Net Loss of Dwellings (NNLD)*

- 1.3 The proposed development would involve the demolition of 6 residential houses and loss of residential land. Clause 3 of Schedule 1 requires the developer to procure or construct a minimum of six replacement dwellings (known as NNLD scheme) with at least the same floorspace as the existing, so as not to result in net loss of homes or residential land. A sequential test would follow, with these prioritised within Selhurst Park, then surrounding wards, then the rest of borough.
- 1.4 The NNLD scheme will need to be submitted to the Council prior to commencement of development (as defined in Section 106), with substantial implementation prohibited (broadly to first floor level on the new stand) until planning permission has been granted for the NNLD scheme, and the new stand cannot be occupied until the NNLD scheme is practically complete.

#### ***Schedule 2 – Financial Contributions***

Contribution	Amount
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Carbon Offset	£87,549.66
Monitoring Costs	£33,000
Travel Plan Monitoring Cost	£2,712
Local Employment and Training Strategy Construction	0.25% of capital construction costs.
Local Employment and Training Strategy Operation	£46,678
Contribution towards Regeneration Masterplan brief	£10,000
Wayfinding Strategy, Highway Signage and Public Transport Access Improvement Contribution	£30,500
Bus Stop Improvements on Whitehorse Lane	£15,770
Pedestrian Comfort Level Assessment	£30,000
Improvements to Cycle Routes to Stadium	£100,000
Station Management Plans	£15,000
Controlled Parking Zone Assessment and Consultation	£100,000
Controlled Parking Zone Implementation and Operational Delivery Contribution	£230,000
Travel Plan Bond	Up to £250,000
CCTV Contribution	To be agreed post decision following Operational Requirement Assessment as requested by Met Police
<b>Approximate Total</b>	<b>£701,209 to £951,209.66 + CCTV contribution +LETS</b>

## **2. Schedule 3 – Local Employment and Training Strategy (LETS)**

- 2.1 Clauses have been included that require a LETS for both construction and initial operational phases. This will ensure the promotion and delivery of employment, training and apprenticeships opportunities. It requires targets to be set and monitored, including 34% of total new jobs created to be filled by residents within



the London Borough of Croydon, and requires some of the vacancies to be filled by vulnerable and disadvantaged residents. Up to 10 apprenticeships would be provided. The developer will be required to seek accreditation under the Mayor's Good Work scheme. Furthermore, it requires opportunities to be given to local suppliers, businesses and companies within London Borough of Croydon.

#### ***Schedule 4 – Highway and Transport***

2.2 This schedule secures money for the CPZ consultation and review which will be paid (£100,000) on commencement. The Council are then legally required to carry out the review and consultation of potential CPZ expansion. If the Council then, following this review, determines to introduce or amend one of the CPZ's then the developer will be required to pay the implementation contribution (£200,000) within 28 days of the developer having received the review and on occupation.

2.3 Other transport related items secured through Section 106 include:

- Off-site highway works to ensure they are completed prior to occupation.
- Study of match day performance of road junctions and pedestrian safety at junction of South Norwood Hill/Whitehorse Land and South Norwood Hill/High Street, proposed management measures be bought into place through trained stewards provided by the developer at those junctions.
- Match Day Coach Parking study to identify options, within the site and within 1.5km radius of the site.
- Car Parking Management Plan on match and event days, including measures for pedestrian and cyclist safety.

#### ***Schedule 5 – Travel Plan***

2.4 A Baseline Travel Plan survey will be carried out after occupation to establish actual modal splits. There is commitment to a Travel Plan which targets a 5% year on year reduction of single occupancy car journeys from the baseline travel plan survey for the first five years (so totalling a 25% reduction). If these yearly targets on single occupancy car journeys are not met, then a bond of up to £50,000 per year (totalling £250,000) would be taken. The amount taken would be based on a formula that encourages continual improvement even if early targets are not met. Any bond received will be used on pedestrian and cycling improvement identified within a survey that is secured through the Section 106.

#### ***Schedule 6 – Further Developer Obligations***

##### *Community Facilities*

2.5 Requires the provision of accommodation for the Palace of Life Foundation at the site or off site within 1.5km during construction and to then provide such accommodation on site upon completion at a nominal cost and for any defined

local community organisation, except on match days and large event days (attended by over 10,000).

*TV and Radio Mitigation*

- 2.6 Requires a survey to be carried out on structural completion, and then if deterioration has been attributed to the impact of the development then the developer must use best endeavours to complete all necessary mitigation works to the affected properties.

*Retention of Existing Scheme Architects*

- 2.7 Requirement to use reasonable endeavours to retain the existing scheme architects as the appointed architect of the development until its completion.

*Vehicle Control Measures*

- 2.8 A Vehicle Control Measures Scheme must be prepared 12 months prior to occupation of the development, which will include appropriate counter-terrorism measures. This will be done in consultation with the Metropolitan Police.

*Match Day and Event Day Litter Picking*

- 2.9 Requires the collection of litter, and funding and placing of litter bins on match days and agreed event days on the key roads between the stadium and surrounding stations.

*Provision of Temporary Street Urinals*

- 2.10 A temporary street urinal scheme to be submitted and approved prior to occupation detailing specification and number of urinals on key roads between the stadium and surrounding stations, to be placed on match days and agreed event days.

***Side Agreement***

- 2.11 The side agreement is a separate agreement from the Section 106 between the Council and the applicant. The purpose of the side agreement is to identify remaining matters, as expressed by the GLA, which are not set out in the Section 106, as they are not considered to be related to planning matters. The details of these are provided for members (and others) comfort of the broader commitments of the council, but should not be given any weight in the determination of the application

It intends to secure the following as part of that future agreement.

- That the developer pays a lump sum for the loss of rental income.
- That the Council will write to their tenants setting out timescales of engagement regarding their housing needs.

- That the Council will ensure that any re-housed tenant is offered new accommodation as close to the existing property or desired specification (if different) as reasonably possible in terms of internal area, amenities and location, and adapted to meet the needs of disabled.
- Where tenants elect to relocate to a property within the wards of Selhurst, South Norwood or Thornton Heath with the equivalent number of bedrooms to their existing property, the Council will offer tenants rent set in the same way as their existing rent. Otherwise the tenants will be required to pay appropriate rent for the dwelling to which they relocate;
- The Council will pay for the tenants' removal, disconnection and reconnection, and redecoration costs at their new property (if redecoration is reasonably required).
- Each tenant shall receive a home loss payment of at least £6,000 and compensation for any adaptations made to their existing property, at their own expense.
- Clauses about how value of Wooderson Close would be agreed.
- The applicant will meet the reasonable costs of the Council in fulfilling these commitments.

### **3. MEMBER'S PREVIOUS COMMITTEE COMMENTS IN REGARDS to S106.**

#### 3.1 Members specifically requested the following in the committee in 2018:

- that residents within the expanded CPZ would not incur the cost of applying for parking permit and that this be subsidised by the club
- an increase in the funding towards the travel plan bond, aiming to increase this to £250,000
- the community use be secured at a reasonable charge

#### *Extended CPZ subsidy*

#### 3.2 Members requested that residents within the expanded CPZ, would not incur the cost of applying for a parking permit, and that this be subsidised by the club.

#### 3.3 Securing of this request following discussion with both council's parking services and the club has not been possible or practical. At the time of committee it was envisaged that the CPZ would only be implemented on match days, and as such residents would see little advantage.

#### 3.4 However, once this was explored further it was agreed that a match day CPZ was not practical to do, especially on such a large potential area of up to 1.5km. An 1.5km area is the area in which it is envisaged that people would reasonably be prepared to park away from the stadium to get to the ground. Matches are played on a wide variety of times and days, and as such easily updatable signage is required. Pop down signs that are manually changed, as can be seen around the ground at present, were ruled out by parking services as they were unsafe and impractical to change, especially on such a wide area and given the large

number of signs involved. There were also significant concerns on enforceability, with the signs not complying with current guidance. Electric signs were looked at as an alternative, but due to the number of roads and interconnectivity of these roads, the number of signs needed, and cost was prohibitive and it would have been unreasonable of the Council to expect the developer to fund this.

- 3.5 As a rough indication, parking services estimated that if an electric sign CPZ was just introduced on the 50 roads surrounding the ground (area highlighted in Pink in map below), it would require approximately 500 road side signs, costing approximately £10k each, and 20 entry signs, costing approximately 15k each. The total cost estimate would be £5.4million. To expand this over the 1.5km area could cost up to £29 million. There is also a greater long-term liability and maintenance requirements, which would likely eventually fall on the council.



Fig A – Area of electric sign parking zone costings.

- 3.6 As a result a permanent standard CPZ was considered the only viable and reasonable option in this instance. A permanent CPZ offers significant benefits to residents within it, including reducing parking stress in the area, which means that residents are more likely to be able to find convenient parking, prevents all day commuter parking, reduced problems of illegal parking, improves access including by emergency services and improves highway safety. It also encourages cars with lower emissions, as they pay less for a permit. It is of course recognised that the key disadvantage is the cost to the residents.
- 3.7 Officers did (as instructed by committee) explore whether it was reasonable to require the club/developer to subsidise the cost of parking permit to residents affected. However, this was discounted for the following reasons:
- Having a charge for the CPZ is an important part of ensuring its effectiveness and prevents excessive parking permits being issued. It also helps prevent the system being abused, which would also have wider implications within other CPZs within the borough.

- Requires alterations to standard internal procedures that incurs costs on the Council side to administer. Simpler systems are better for communication purposes and for enforcement.
- The cost to the developer would be unreasonable, due to the number of people that would be eligible, and that cost would be on-going and have to be borne every year.
- As a permanent CPZ was the only solution, the Council would not be able to reasonably require the developer to fund the whole cost of the parking permit, as the impact that the CPZ will mitigate extends beyond just impacts caused by the development.
- Difficult judgements would need to be made on who would and would not be eligible for a free parking permit, especially given presence of an existing CPZ in the area.

#### *Travel Plan Bond*

- 3.8 Members requested an increase in funding towards the travel plan bond, aiming to increase this to £250,000. This has been secured.

#### *Community Use*

- 3.9 Members requested that the community use be secured at a reasonable charge. This has been captured in the Section 106, with use of the community facilities required to be let at a nominal charge.

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## **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.

18.07.2022 to 09.09.2022

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. :	22/00772/FUL	Ward :	<b>Addiscombe East</b>
Location :	195 Lower Addiscombe Road Croydon CR0 6RA	Type:	Full planning permission
Proposal :	Installation of New Shop Front to provide separate access to the existing residential apartment at first and second floor levels. Alterations to existing side/rear projection		

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 26.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01162/HSE  
Location : 16 Compton Road  
Croydon  
CR0 7JA

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

Proposal : Erection of single-storey rear extension (following the demolition of the existing rear addition)

Date Decision: 05.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01877/HSE  
Location : 54 Elgin Road  
Croydon  
CR0 6XA

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

Proposal : Conversion of loft to habitable space. Erection of rear and side dormers. Installation of two roof lights to the front roof slope.

Date Decision: 09.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02417/LP  
Location : 12 Capri Road  
Croydon  
CR0 6LE

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

Proposal : Conversion of loft to habitable space with erection of L shaped rear dormer. Installation of 2 front Velux windows.

Date Decision: 30.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02509/FUL

Ward : **Addiscombe East**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Fire Station  
2 Long Lane  
Croydon  
CR0 7AL  
Type: Full planning permission

Proposal : Replacement of existing yard gates of Woodside Fire Station with new Bi-folding motorised gates.

Date Decision: 09.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02547/FUL  
Location : Flat 1B & Flat 1C, 16 Elgin Road  
Croydon  
CR0 6XA  
Ward : **Addiscombe East**  
Type: Full planning permission

Proposal : Erection of dormer extensions in side and rear roofslopes.

Date Decision: 11.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02649/LP  
Location : 168 Lower Addiscombe Road  
Croydon  
CR0 6AJ  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations edged

Proposal : Change from C3 to C2, use of existing dwellinghouse as a children's home.

Date Decision: 08.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02813/LP  
Location : 150 Dalmally Road  
Croydon  
CR0 6LX  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations edged

Proposal : Roof conversion with an outrigger.

Date Decision: 25.08.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02861/CAT  
Location : 56 Elgin Road  
Croydon  
CR0 6XA

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

Proposal : T1, Ash- Fell to ground level due to its close proximity to the property.  
T2, Sycamore- Fell to ground level due to its close proximity to the garage.  
T3, Sycamore- Fell to ground level to allow more light into the garden.

Date Decision: 28.07.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02998/LP  
Location : 47 Capri Road  
Croydon  
CR0 6LG

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

Proposal : Conversion of loft to habitable space and erection of L shaped dormer. Insertion of two skylights to the front slope and erection of single storey rear extension

Date Decision: 08.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03000/LP  
Location : 77 Capri Road  
Croydon  
CR0 6LJ

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

Proposal : Erection of a single storey rear extension

Date Decision: 08.09.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03049/GPDO  
Location : 335 Lower Addiscombe Road  
Croydon  
CR0 6RG

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of 4th floor to create 4 additional, independent residential units (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: 26.08.22

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03089/PDO

**Ward : Addiscombe East**

Location : Telecommunication Mast  
1 - 29 Fisher Close  
Croydon  
CR0 6QX

Type: Observations on permitted development

Proposal : The removal and replacement of 2No. Existing antennas with 2No. Upgraded antennas located on the rooftop, the removal and replacement of 1No. APM5930 cabinet and 1No. BTS3900 cabinet with 1No. RBS6130 cabinet the installation of 1No. GPS unit and ancillary development thereto.

Date Decision: 16.08.22

**Objection**

Level: Delegated Business Meeting

---

Ref. No. : 22/03176/GPDO

**Ward : Addiscombe East**

Location : 20 Highbarrow Road  
Croydon  
CR0 6LB

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 3.5 metres

Date Decision: 08.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03177/GPDO

**Ward : Addiscombe East**

Location : 77 Capri Road  
Croydon  
CR0 6LJ

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.39 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum overall height of 2.95 metres



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Planning Committee - Minor Applications

---

Ref. No. : 21/06088/HSE **Ward : Addiscombe West**  
Location : 37 Davidson Road **Type: Householder Application**  
Croydon  
CR0 6DL  
Proposal : Erection of single storey rear extension  
Date Decision: 20.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/06379/FUL **Ward : Addiscombe West**  
Location : 375 Davidson Road **Type: Full planning permission**  
Croydon  
CR0 6DR  
Proposal : Alterations, conversion of existing dwellinghouse to form 1x 3bed and 1x 1bed flats and erection of first-floor rear extension.  
Date Decision: 08.09.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/00430/FUL **Ward : Addiscombe West**  
Location : 56B Morland Road **Type: Full planning permission**  
Croydon  
CR0 6NB  
Proposal : Erection of rear dormer. Internal alterations.  
Date Decision: 30.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00697/HSE **Ward : Addiscombe West**  
Location : 1 Tiverton Close **Type: Householder Application**  
Croydon  
CR0 6GD  
Proposal : Erection of single storey outbuilding.  
Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/01154/DISC **Ward : Addiscombe West**  
Location : Development Site Former Site Of Type: Discharge of Conditions  
30 - 38 Addiscombe Road  
Croydon  
CR0 5PE

Proposal : Discharge of Condition 6 (hard and soft landscaping) attached to permission 18/06102/FUL for 'Redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.'

Date Decision: 19.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01256/FUL **Ward : Addiscombe West**  
Location : 35-37 Morland Avenue Type: Full planning permission  
Croydon  
CR0 6EA

Proposal : Erection of two storey annex to existing Apart Hotel with part basement and associated soft and hard landscaping to form 20 new rooms and ancillary accommodation.

Date Decision: 18.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01479/HSE **Ward : Addiscombe West**  
Location : 91 Clyde Road Type: Householder Application  
Croydon  
CR0 6SZ

Proposal : Alterations to landscaping and boundaries, erection of gas meter and installation of a sun tunnel, side canopy and new front door

Date Decision: 27.07.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/01715/FUL **Ward : Addiscombe West**  
Location : 43 Lower Addiscombe Road Type: Full planning permission  
Croydon  
CR0 6PQ

Proposal : Erection of covered seating area at rear associated with restaurant use

Date Decision: 09.09.22



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01888/HSE  
Location : 29 Oval Road  
Croydon  
CR0 6BJ  
Ward : **Addiscombe West**  
Type: Householder Application  
Proposal : Erection of single storey rear extension.  
Date Decision: 22.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02095/FUL  
Location : Tara  
Chisholm Road  
Croydon  
CR0 6UP  
Ward : **Addiscombe West**  
Type: Full planning permission  
Proposal : Change of use from Use Class C4 (6 room House of Multiple Occupation) to Sui Generis (7 room House of Multiple Occupation)  
Date Decision: 03.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02228/PA8  
Location : Outside 185 Morland Road  
Croydon  
CR0 6HD  
Ward : **Addiscombe West**  
Type: Telecommunications Code System operator  
Proposal : Erection of 17m H3G Phase 8 high street pole with 3 further additional equipment cabinets and associated works  
Date Decision: 20.07.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02338/HSE  
Location : 128 Oval Road  
Croydon  
CR0 6BL  
Ward : **Addiscombe West**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of two storey side return extension from lower ground level with associated works. Loft conversion with erection of hip to gable extension and rear box dormer. Insertion of rooflights to front roofslope. Alterations to fenestrations.

Date Decision: 02.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02356/HSE  
Location : 327 Morland Road  
Croydon  
CR0 6HF

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

Proposal : Erection of single storey rear extension and alteration to side fenestration

Date Decision: 01.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02437/HSE  
Location : 168 Oval Road  
Croydon  
CR0 6BN

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

Proposal : Erection of part single/part two storey side/rear extension and rear dormer with front roof lights (Amended Description)

Date Decision: 24.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02553/DISC  
Location : Park Hill Court  
Addiscombe Road  
Croydon  
CR0 5PG

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

Proposal : Details pursuant to the discharge of condition 4 (windows) from planning permission 21/01870/FUL for 'Replacement of timber framed windows with uPVC windows, and replacement roof tiles'

Date Decision: 11.08.22

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 1 Tierney Court & Sinclair Court  
2 Canning Road  
Croydon  
CR0 6QA

Type: Works to Trees in a  
Conservation Area

Proposal : All trees as per Appendix 1: Tree Survey Schedule

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03065/CAT

Location : 43 Canning Road  
Croydon  
CR0 6QF

Ward : **Addiscombe West**

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Bay - Reduce in height by 3m

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03514/LP

Location : 125 Northway Road  
Croydon  
CR0 6JJ

Ward : **Addiscombe West**

Type: LDC (Proposed) Operations  
edged

Proposal : Extension of existing detached outbuilding.

Date Decision: 08.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/00472/ADV

Location : Bus Shelter Outside Brigstock House  
78 - 86 Brigstock Road  
Thornton Heath  
CR7 7JA

Ward : **Bensham Manor**

Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 16.08.22

**Consent Granted (Advertisement)**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

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

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02438/HSE  
Location : 53 Malvern Road  
Thornton Heath  
CR7 7LW

**Ward : Bensham Manor**  
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 11.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02560/LE  
Location : 138 Bensham Lane  
Thornton Heath  
CR7 7EN

**Ward : Bensham Manor**  
Type: LDC (Existing) Operations  
edged

Proposal : Lawful development certificate application for a shopfront and entrance door

Date Decision: 05.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02583/FUL  
Location : 17 Beverstone Road  
Thornton Heath  
CR7 7LL

**Ward : Bensham Manor**  
Type: Full planning permission

Proposal : Conversion of single dwellinghouse (C3) to six bedroom HMO for six people

Date Decision: 24.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02589/GPDO

**Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 89 Melfort Road  
Thornton Heath  
CR7 7RT  
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 3.5 metres

Date Decision: 04.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02668/GPDO  
Location : 42 Bridport Road  
Thornton Heath  
CR7 7QG  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 04.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02701/LE  
Location : 102 Richmond Road  
Thornton Heath  
CR7 7QD  
Ward : **Bensham Manor**  
Type: LDC (Existing) Use edged

Proposal : Certificate of lawful (existing) use for a House in Multiple Occupation (HMO) prior to the Article 4 Direction

Date Decision: 18.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02722/HSE  
Location : 52 Brook Road  
Thornton Heath  
CR7 7RB  
Ward : **Bensham Manor**  
Type: Householder Application

Proposal : Erection of rear roof dormer extension with the addition of three rooflights to the front roof slope.



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 19.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02815/GPDO  
Location : 59 Colliers Water Lane  
Thornton Heath  
CR7 7LE

**Ward : Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.5 metres

Date Decision: 18.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02975/FUL  
Location : 182 Frant Road  
Thornton Heath  
CR7 7JW

**Ward : Bensham Manor**  
Type: Full planning permission

Proposal : Proposed rear first floor and second floor extensions to facilitate the conversion of the building from a HMO to 3 flats, with other associated site alterations

Date Decision: 08.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02978/GPDO  
Location : 67 Haslemere Road  
Thornton Heath  
CR7 7BF

**Ward : Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.2 metres

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03027/GPDO

**Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 361 - 363 Bensham Lane  
Thornton Heath  
CR7 7ER  
Type: Prior Appvl - Class E to  
(dwellings) C3

Proposal : Change of use of lower ground floor level from commercial/business/service space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and Associated alterations including demolition of existing rear addition (Prior Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 30.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03029/LE  
Location : 52 Penshurst Road  
Thornton Heath  
CR7 7EA  
Ward : **Bensham Manor**  
Type: LDC (Existing) Use edged

Proposal : Existing use as 1x one bedroom flat and 1x 3 bedroom flat.

Date Decision: 09.09.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03096/LP  
Location : 158 Langdale Road  
Thornton Heath  
CR7 7PR  
Ward : **Bensham Manor**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer roof extension and insertion of three skylights to the front slope.

Date Decision: 05.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 20/06182/CONR  
Location : Pickford House  
167 Handcroft Road  
Croydon  
CR0 3LF  
Ward : **Broad Green**  
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Variation of Condition 12 attached to Planning Permission 15/03248/P for Demolition of all existing buildings, erection of 1 part single, part two, part three-storey building and 1 part two, part four-storey building comprising a total of 14 one bedroom, 13 two and 2 three bedroom flats, formation of vehicular access and provision of 2 no. disabled parking spaces.

Date Decision: 21.07.22

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

Level: Delegated Business Meeting

---

Ref. No. : 21/01191/DISC

**Ward : Broad Green**

Location : 7 - 11 Dennett Road  
Croydon  
CR0 3JD

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (construction logistics plan), 4 (car free development), 5 (facing materials), 6 (landscaping) and 7 (cycle and bin stores) attached to permission Ref: 19/02736/FUL

Date Decision: 06.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04603/DISC

**Ward : Broad Green**

Location : 15 Fairmead Road  
Croydon  
CR0 3NQ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (materials) 4 (parking arrangements, visibility splays, refuse storage & Cycle Storage) 5 (hard and soft landscaping) of LPA ref: 16/02638/P (Demolition of garage; erection of three bedroom attached house)

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06012/FUL

**Ward : Broad Green**

Location : 56 - 58 Factory Lane  
Croydon  
CR0 3RL

Type: Full planning permission

Proposal : Demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment two storey height unit with ancillary office accommodation, associated external yard areas, HGV, altered vehicle access, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 28 St James's Road  
Croydon  
CR0 2SA  
Type: Full planning permission

Proposal : Demolition of existing workshop; erection of outbuilding at rear for use as a one bedroom unit.

Date Decision: 26.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01192/FUL  
Location : 22 Hesterman Way  
Croydon  
CR0 4YA  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Installation of a new roof to the restaurant building, replacement drive thru booths and an additional booth for fast forward ordering. Single storey front, side and rear extensions to the building with alterations to the fenestration. Replacement full height shopfront glazing to be installed and new cladding to corral. The reconfiguration of the drive thru lane and car park to accommodate side by side ordering, incorporating a new island for signage, new kerb lines and hardstanding. The relocation of the patio area to be finished with new outside seating and associated works to the site. The installation of 2 no. customer order displays with overhead canopies, a height restrictor, 6 no. fascia signs and a wall mounted sign.

Date Decision: 02.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01193/ADV  
Location : 22 Hesterman Way  
Croydon  
CR0 4YA  
Ward : **Broad Green**  
Type: Consent to display advertisements

Proposal : Installation of 6no. fascia signs and a wall mounted sign

Date Decision: 02.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/01409/NMA  
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Praise House  
145 - 151 London Road  
Croydon  
CR0 2RG  
Type: Non-material amendment

Proposal : Non material amendment to planning permission 17/02181/Ful granted 02/10/2018 for the "Demolition of the existing buildings and the erection of a mixed use development comprising 72 flats of up to 9 storeys in height and a community use (D1) and one retail unit (A3) on the ground floor with associated parking, servicing and landscaping." to vary phasing on condition 10 (part 8 - gates/entrance points/secure by design) and 21 (piling).

Date Decision: 19.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01542/FUL  
Location : 72 Sumner Road  
Croydon  
CR0 3LJ  
Ward : **Broad Green**  
Type: Full planning permission

Proposal : Conversion of the single family dwelling house into two self contained flats, the erection of single storey rear extension with first floor roof terrace; erection of loft conversion with dormers on the rear and outrigger roof slope; rooflights on the front roof slope; and associated refuse and cycle storage (part retrospective)

Date Decision: 20.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01674/HSE  
Location : 1 Westcombe Avenue  
Croydon  
CR0 3DE  
Ward : **Broad Green**  
Type: Householder Application

Proposal : SINGLE STORY REAR EXTENSION

Date Decision: 11.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01713/FUL  
Location : 256 London Road  
Croydon  
CR0 2TH  
Ward : **Broad Green**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of a 4 storey building consisting of retail space (Use Class E(a)) at ground floor level and four (4) self-contained dwellings (Use Class C3) on upper floors, with associated amenity, cycle parking and waste storage spaces

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01831/FUL

**Ward : Broad Green**

Location : 1 Kelling Gardens  
Croydon  
CR0 2RP

Type: Full planning permission

Proposal : Erection of two storey new build house

Date Decision: 07.09.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/02098/DISC

**Ward : Broad Green**

Location : Land At The Rear Of 44 Kidderminster Road  
Fronting Onto Stanton Road CR0 2UE

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 2 (External Materials) in respect to application 19/00953/ful excavation to erect two semi-detached 2 bedroom duplex dwellings with accommodation at ground and lower ground floor levels and removal of vehicular crossover to pavement to reinstate public footway.

Date Decision: 23.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02159/FUL

**Ward : Broad Green**

Location : 18 Farquharson Road  
Croydon  
CR0 2UH

Type: Full planning permission

Proposal : Conversion of two flats to three flats, including a part single/part two storey rear extension, dormer extension in the rear roof slope, roof lights in the front roof slope and associated car parking, cycle parking, refuse and landscaping

Date Decision: 19.07.22

**Permission Refused**

Level: Delegated Business Meeting







Ref. No. : 22/02478/HSE  
Location : 40 Miller Road  
Croydon  
CR0 3JY

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

Proposal : Erection of first floor rear extension

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02584/HSE  
Location : 203 Mitcham Road  
Croydon  
CR0 3ND

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

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

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02640/DISC  
Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

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

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 22.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02642/NMA

**Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Zodiac House  
161 -165 London Road  
Croydon  
CR0 2RJ  
Type: Non-material amendment

Proposal : Non-material amendment to application 20/04014/GPDO for 'Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3)' following the approval of 21/01093/NMA to allow a further reduction in unit numbers to 68 and reconfigured layout.

Date Decision: 20.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02652/HSE  
Location : 18 Fairmead Road  
Croydon  
CR0 3NQ  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of single-storey detached outbuilding for use as a self-contained granny annex.

Date Decision: 17.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02695/HSE  
Location : 53 Kidderminster Road  
Croydon  
CR0 2UF  
Ward : **Broad Green**  
Type: Householder Application

Proposal : Erection of single-storey side and rear extension to existing kitchen.

Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02864/TRE  
Location : 30 Elmwood Road  
Croydon  
CR0 2SG  
Ward : **Broad Green**  
Type: Consent for works to protected trees



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 54 Onslow Road  
Croydon  
CR0 3NJ

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metre with a maximum height of 3.22 metres

Date Decision: 01.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03024/GPDO

Location : 62 Dennett Road  
Croydon  
CR0 3JA

Ward : **Broad Green**

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metre with a maximum height of 2.80 metres

Date Decision: 01.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03025/DISC

Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

Ward : **Broad Green**

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (drainage) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 19.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03028/PDO

Location : Ampere Way DNS  
Croydon  
CR0 4WT

Ward : **Broad Green**

Type: Observations on permitted  
development

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Replacement of existing 15m monopole with the installation of a new 17m high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 4 no. additional equipment cabinets and the relocation of 1 no. existing BTS side by side equipment cabinet.

Date Decision: 11.08.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03046/DISC

Ward : **Broad Green**

Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (groundwater discharge measurement) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 19.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03113/LE

Ward : **Broad Green**

Location : 44 & 44A Miller Road  
Croydon  
CR0 3JY

Type: LDC (Existing) Use edged

Proposal : Application for Certificate of Lawful Existing Use as 2 separate dwellings

Date Decision: 05.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/02305/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : Crown Point  
Beulah Hill  
Upper Norwood  
London  
SE19 3NF

Type: Full planning permission



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Land And Garages Adjoining 39  
The Lawns  
Upper Norwood  
London

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (Details) of LPA ref: 19/02677/FUL (Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwellinghouses and associated vehicular access, parking, and landscaping)

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05015/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 21 Downsview Road  
Upper Norwood  
London  
SE19 3XD

Type: Full planning permission

Proposal : Demolition of existing dwelling house and construction of new replacement building comprising lower ground floor, ground floor, first floor, and second floor, and comprising 9 residential flats with associated vehicle access and off-street parking, cycle storage, refuse storage, and landscaping.

Date Decision: 26.07.22

**Permission Refused**

Level: Planning Committee

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Ref. No. : 21/05596/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 43 Grecian Crescent  
Upper Norwood  
London  
SE19 3HJ

Type: Full planning permission

Proposal : Erection of one storey rear extension and erection of two storey side extensions.  
Conversion of loft to habitable space with dormer roof.

Date Decision: 07.09.22

**Permission Refused**

Level: Delegated Business Meeting

























Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Television Station  
266A South Norwood Hill  
South Norwood  
London  
SE25 6BQ

Type: Observations on permitted development

Proposal : Removal of 15 antennas and installation of 6 antennas, removal of 3 ERS Units, installation of 6 ERS Units and ancillary works

Date Decision: 23.08.22

**Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03181/CAT

Location : 36 Rockmount Road  
Upper Norwood  
London  
SE19 3ST

Ward : **Crystal Palace And Upper Norwood**

Type: Works to Trees in a Conservation Area

Proposal : T1-4 Pine: fell

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03396/CAT

Location : 7 Nesbitt Square  
Upper Norwood  
London  
SE19 3AB

Ward : **Crystal Palace And Upper Norwood**

Type: Works to Trees in a Conservation Area

Proposal : T1 Conifer - Reduce lateral branches other than the main stem.  
T2 Elderberry - Fell

Date Decision: 02.09.22

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

Level: Delegated Business Meeting

Ref. No. : 21/02690/FUL **Ward : Coulsdon Town**  
Location : Land R/o And 27 The Drive Type: Full planning permission  
Coulsdon  
CR5 2BL  
Proposal : Alterations to existing flat within no.27 to create wheelchair accessible dwelling, minor alterations to site and construction of 3 dwellings, including 2 x 2-bedroom and 1 x 3-bedroom dwellings, private amenity space, cycle/refuse storage and pedestrian access to The Drive.  
Date Decision: 21.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/03067/FUL **Ward : Coulsdon Town**  
Location : Varis Court Type: Full planning permission  
8 Station Approach Road  
Coulsdon  
CR5 2FG  
Proposal : Proposed extension to fourth floor to create 3 new units and further extension to the third floor unit together with providing private amenity space to upper floor  
Date Decision: 26.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/03277/DISC **Ward : Coulsdon Town**  
Location : Land Adjacent 28 Fairdene Road Type: Discharge of Conditions  
Coulsdon  
CR5 1RA  
Proposal : Discharge Conditions 3 (Materials), 5 (Playspace), 14 (CEMP) and 15 (Drainage) attached to planning permission ref. 18/04370/FUL for 'demolition of the existing garage and erection of a two storey building with an additional basement level providing 4 flats, comprising 2x 1-bedroom, 1x 2-bedroom and 1x 3-bedroom units, two parking spaces, refuse and cycle stores, private balconies and terrace areas, and amenity space to the rear'  
Date Decision: 08.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00143/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Land To The Rear Of 130 Brighton Road Type: Full planning permission  
Coulsdon  
CR5 2ND

Proposal : Creation of single residential dwelling (C3 use) and associated works

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00238/HSE Ward : Coulsdon Town  
Location : 12 The Vale Type: Householder Application  
Coulsdon  
CR5 2AW

Proposal : Erection of two storey side extension with alterations

Date Decision: 03.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00655/FUL Ward : Coulsdon Town  
Location : 25 Woodfield Hill Type: Full planning permission  
Coulsdon  
CR5 3ED

Proposal : Demolition of a single dwelling and erection of 2no. apartment blocks comprising 9no. residential units with associated access alterations, car/cycle parking and landscaping works.

Date Decision: 11.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/06661/FUL Ward : Coulsdon Town  
Location : 27A And 29 The Grove Type: Full planning permission  
Coulsdon  
CR5 2BH

Proposal : 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: 19.07.22

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



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of condition 8 (cycle/refuse) and condition 12 (carbon dioxide emissions) attached to planning permission 19/04500/FUL for demolition of existing three storey house and detached garage and erection of a five storey building including basement accommodation and within the roof space to provide 9 units as well as associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping

Date Decision: 17.08.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02096/DISC

**Ward : Coulsdon Town**

Location : Land R/o 20-22 Gidd Hill  
Coulsdon  
CR5 3AH

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Construction Logistics plan), 9 (SUDS) attached to planning permission 19/05568/FUL for demolition of garages, erection of two semi-detached dwellings with vehicular access, car parking, cycle and refuse storage

Date Decision: 02.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02190/HSE

**Ward : Coulsdon Town**

Location : 94 Downs Road  
Coulsdon  
CR5 1AF

Type: Householder Application

Proposal : Alterations including demolition of existing garage and erection of a single storey side and rear extension, including steps down to garden level.

Date Decision: 25.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02309/HSE

**Ward : Coulsdon Town**

Location : 8 Woodstock Road  
Coulsdon  
CR5 3HS

Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 01.08.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02641/HSE  
Location : 9 Shaftesbury Lane  
Coulsdon  
Croydon  
CR5 3FS  
Proposal : Erection of a single storey rear extension.  
Date Decision: 04.08.22

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

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02664/DISC  
Location : 5 Keats Way  
Coulsdon  
Croydon  
CR5 3FL  
Proposal : Discharge of Condition 03 attached to PP 22/01338/HSE for 'Erection of covered patio and summer house at rear (Retrospective)'  
Date Decision: 12.08.22

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

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02692/HSE  
Location : 12 South Drive  
Coulsdon  
CR5 2BG  
Proposal : Excavation to form extension to existing basement, single storey rear extension incorporating a rear terrace, single storey side extension, single storey front porch extension  
Date Decision: 06.09.22

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

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02696/TRE  
Location : 8 Starrock Road  
Coulsdon  
CR5 3EH  
Proposal :  
Date Decision:

**Ward : Coulsdon Town**  
Type: Consent for works to protected trees



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

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

Date Decision: 28.07.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/02734/NMA  
Location : 94 Woodlands Grove  
Coulsdon  
CR5 3AG

**Ward : Coulsdon Town**  
Type: Non-material amendment

Proposal : Alterations, erection of single storey side extension (amendment to planning permission 22/00492/HSE)

Date Decision: 24.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02785/NMA  
Location : 9 Howard Road  
Coulsdon  
CR5 2EB

**Ward : Coulsdon Town**  
Type: Non-material amendment

Proposal : Non-material amendment to application ref: 22/00834/HSE for 'Alterations; erection of first floor rear extension'. The proposed amendments are to the shape of the rear windows and the addition of a new side facing window on the eastern elevation.

Date Decision: 28.07.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02791/TRE  
Location : Street Record  
Jenner Close  
Coulsdon  
Croydon  
CR5 3FN

**Ward : Coulsdon Town**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Please see attached tree survey schedule - all trees as per Appendix 2  
(TPO 25, 1993)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/02905/LE  
Location : 18 Dickens Drive  
Coulsdon  
Croydon  
CR5 3FT  
Proposal : External alterations and conversion of the garage into a home office/utility space/garden room ancillary to the dwellinghouse  
Date Decision: 05.09.22

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

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

Level: Delegated Business Meeting

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Ref. No. : 22/02986/NMA  
Location : 18 The Grove  
Coulsdon  
CR5 2BH  
Proposal : Non-Material Amendment (S96a) to Planning Permission ref. 21/02291/FUL for 'Demolition of the existing house and erection of a three storey plus lower ground floor level detached building comprising of 8 flats together with car parking spaces, communal amenity space, cycle parking spaces, refuse / recycle facilities and associated landscaping'. Amendment seeks alterations to the permeability of openings at the lower ground floor level, and the associated re-wording of Condition 2  
Date Decision: 26.08.22

**Ward : Coulsdon Town**  
Type: Non-material amendment

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03063/NMA  
Location : 45 Wilhelmina Avenue  
Coulsdon  
CR5 1NL  
Proposal : Non Material Amendment (reduction of canopy overhang to 600mm, removal of parapet wall detail , revert to traditional eaves detail on rear elevation and change of rear window to openable door) linked to planning permission 22/00099/HSE for the demolition of conservatory: Erection of single storey side and rear extensions and internal alterations.

**Ward : Coulsdon Town**  
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 11.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03091/DISC **Ward : Coulsdon Town**  
Location : Car Park And Adjoining Land Lion Green **Type: Discharge of Conditions**  
Road  
Coulsdon  
CR5 2NL  
Proposal : Discharge of Planning Condition 6 Part b (Carbon Emissions) pursuant to planning permission Ref. 17/06297/FUL dated 18th January 2019.

Date Decision: 08.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03093/TRE **Ward : Coulsdon Town**  
Location : St Aidans Roman Catholic Primary School **Type: Consent for works to protected**  
Portnalls Road **trees**  
Coulsdon  
CR5 3DE  
Proposal : T11 - Norway Maple - Fell  
(TPO No. 24, 1971)

Date Decision: 26.08.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03151/HSE **Ward : Coulsdon Town**  
Location : 63 Woodman Road **Type: Householder Application**  
Coulsdon  
CR5 3HQ  
Proposal : Construction of rear part one, part two storey extension with associated internal alterations. Construction of rear dormer extension; installation of two rooflights to front roof slope

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/03260/DISC **Ward : Coulsdon Town**  
Location : Land R/o 20-22 Gidd Hill Type: Discharge of Conditions  
Coulsdon  
CR5 3AH

Proposal : Discharge of condition 3 (Materials) related to planning application: 19/05568/FUL  
(Demolition of garages, erection of two semidetached dwellings with vehicular access,  
car parking, cycle and refuse storage).

Date Decision: 09.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03316/PDO **Ward : Coulsdon Town**  
Location : Telephone Exchange Type: Observations on permitted  
2 Hollymeoak Road development  
Coulsdon  
CR5 3QA

Proposal : The replacement of 2 no. antennas with 4 no. new antennas and ancillary development  
thereto.

Date Decision: 18.08.22

**Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03334/NMA **Ward : Coulsdon Town**  
Location : 92 Downs Road Type: Non-material amendment  
Coulsdon  
CR5 1AF

Proposal : Non-material amendment to planning permission 22/00212/HSE to vary the plans  
numbers of Conditions 2 (Alterations including the erection of a part single, part two  
storey side and rear extension, replacement front porch and loft conversion including the  
insertion of two rooflights to both the front and rear roofslopes).

Date Decision: 25.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03347/NMA **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 9 Howard Road  
Coulsdon  
CR5 2EB  
Type: Non-material amendment

Proposal : Non-material amendment to application ref: 22/00834/HSE for 'Alterations; erection of first floor rear extension'. The proposed amendments are to the shape of the rear windows and the addition of skylights on the eastern elevation.

Date Decision: 09.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 18/06069/FUL  
Location : 4-20 Edridge Road  
Croydon  
CR0 1EE  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : The erection of a part 33 storey, part 11 storey and part single storey building providing 230 residential units (Use Class C3); ancillary residents' gym; communal roof terraces and amenity spaces; new vehicular access; car parking; cycle parking; waste storage, and associated works. (Note: the amendments include the reduction in height to 33 storeys, changes to the facade details including materials, minor internal changes and the introduction of a 8 metre wind mitigation screen to the first floor terrace located on the western side of the building)

Date Decision: 25.07.22

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

Level: Planning Committee

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Ref. No. : 20/03858/FUL  
Location : 39A & 39B Chatsworth Road  
Croydon  
CR0 1HF  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : The retention of additional rooms in roof space to serve Flats 7 and 8, and provision of associated rooflight and sash windows, and provision of additional basement window, and retention of PV Panels to rear roof slopes, (in association with Planning Permission 20/03443/FUL for Alterations to basement and ground floor internal layout to form 1 additional flat (in association with planning permission 18/05322/FUL and associated non-material amendment applications 20/00877/NMA and 20/03821/NMA for Demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to rear).

Date Decision: 25.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/05229/DISC **Ward : Fairfield**  
Location : Land Adjoining East Croydon Station,  
Bounded By George Street (Including 1-5  
Station Approach), Dingwall Road, (Including  
The Warehouse Theatre), Lansdowne Road  
And Including Land To The North Of  
Lansdowne Road, Croydon  
Type: Discharge of Conditions

Proposal : Discharge of Condition 27 (Biodiversity) in respect of Plot B04/B05 attached to planning permission 20/01503/CONR for the erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class E(g)(i) use for a minimum of 88,855 sq metres and a maximum of 151,420 sq metres; provision of a minimum of 7285 sq metres and a maximum of 10,900 sq metres of commercial, business and service (class E(a)-(d)), and pub and drinking establishments (including those with expanded food provision) and takeaways (class Sui Generis); provision of a maximum of 400 sq metres of community and learning use (classes E(e)-(f), F.1(a)-(e) and F.2(a)-(b); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces.

Date Decision: 23.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00727/DISC **Ward : Fairfield**  
Location : 25A - 27 Tamworth Place  
Croydon  
CR0 1RL  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials, balustrade, parapet \_ privacy screening) and 4 (obscure glazing \_ balcony privacy screening) of planning permission 20/03032/FUL.

Date Decision: 11.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/01356/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College  
College Road  
Croydon, CR0 1PF  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

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

Date Decision: 06.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/01509/FUL

Ward : **Fairfield**

Location : Rear Of 83 - 87 Edridge Road  
Croydon  
CR0 1EJ

Type: Full planning permission

Proposal : Erection of single-storey 2 bedroom detached dwelling.

Date Decision: 22.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/03946/DISC

Ward : **Fairfield**

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

Type: Discharge of Conditions

Proposal : 21/03946/DISC (condition 17- fenestration) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04451/ADV

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Outside Leon House  
High Street  
Croydon  
CR0 9XT

Type: Consent to display advertisements

Proposal : Small format digital display

Date Decision: 22.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04640/ADV

Location : 100A George Street  
Croydon  
CR0 1GP

Ward : **Fairfield**

Type: Consent to display advertisements

Proposal : Installation of an internally illuminated totem

Date Decision: 11.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/05853/DISC

Location : Car Park, Tavistock Court  
Tavistock Road  
Croydon

Ward : **Fairfield**

Type: Discharge of Conditions

Proposal : Discharge of condition 14 (SUDS) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works.

Date Decision: 01.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06147/FUL

Location : 135A North End  
Croydon  
CR0 1TN

Ward : **Fairfield**

Type: Full planning permission

Proposal : Conversion of shop to 2 shops, conversion of upper floors to flats, erection of an additional storey, three storey extension at the rear to create a total of 6 flats with associated refuse storage

Date Decision: 25.07.22



**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06191/DISC **Ward : Fairfield**  
Location : Boulevard Point Type: Discharge of Conditions  
15 Scarbrook Road  
Croydon  
CR0 9XN

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

Date Decision: 18.07.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00491/ADV **Ward : Fairfield**  
Location : Outside Land Former Site Of 67 George Street Type: Consent to display advertisements  
Croydon  
CR0 1LD

Proposal : Small format digital display

Date Decision: 16.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/00593/FUL **Ward : Fairfield**  
Location : Unit 2 Ten Degrees Type: Full planning permission  
100A George Street  
Croydon  
CR0 1GP

Proposal : Retrospective application for replacement of external glazing with louvres

Date Decision: 29.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/00656/DISC **Ward : Fairfield**  
Location : 6-44 Station Road And Queens Hall Car Type: Discharge of Conditions  
Park, Poplar Walk, Croydon (St Michaels  
Square)

Proposal : Details required by Condition 23 (detailed designs of Poplar Walk loading bay and  
localised improvement work scheme) of planning permission 20/04010/CONR.

Date Decision: 09.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01008/FUL **Ward : Fairfield**  
Location : Flat 4 Type: Full planning permission  
12 Mulgrave Road  
Croydon  
CR0 1BL

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

Date Decision: 22.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01058/FUL **Ward : Fairfield**  
Location : Woolwich House Type: Full planning permission  
43 George Street  
Croydon  
CR0 1LB

Proposal : Shopfront and elevational alterations at ground floor

Date Decision: 28.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01084/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College Type: Discharge of Conditions  
College Road  
Croydon, CR0 1PF

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of condition 16 (lighting) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 06.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01124/CONR

Ward : **Fairfield**

Location : 54 Surrey Street  
Croydon  
CR0 1RJ

Type: Removal of Condition

Proposal : Variation of condition 3 (Opening Hours) attached to permission 19/01333/FUL for Retrospective application for change of use to A3 and associated alterations to shopfront, and proposed extraction system

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01199/ADV

Ward : **Fairfield**

Location : Advertising Column Junction Of Park Lane  
And  
St George's Walk  
Croydon

Type: Consent to display  
advertisements

Proposal : Small format Advertising

Date Decision: 30.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/01203/ADV

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Old Town Roundabout  
Croydon  
CR0 1SJ

Type: Consent to display  
advertisements

Proposal : Small format Advertising

Date Decision: 31.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/01204/ADV

Location : Outside 51 Sydenham Road At Junction With  
Dingwall Road  
Croydon  
CR0 2EU

Ward : **Fairfield**

Type: Consent to display  
advertisements

Proposal : Small format Advertising

Date Decision: 31.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/01261/ADV

Location : Advertising Site On Whitgift Street, Opposite  
78A High Street  
Croydon  
CR0 1EX

Ward : **Fairfield**

Type: Consent to display  
advertisements

Proposal : Small format Advertising

Date Decision: 31.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/01546/FUL

Location : 77A George Street  
Croydon  
CR0 1LD

Ward : **Fairfield**

Type: Full planning permission

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

Date Decision: 29.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01653/FUL **Ward :** **Fairfield**  
 Location : Development Site Former Site Of 27 Type: Full planning permission  
 Tamworth Place  
 Croydon  
 CR0 1RL

Proposal : Erection of single storey roof extension to provide 1no. residential unit

Date Decision: 21.07.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/01883/ADV **Ward :** **Fairfield**  
 Location : 48 - 50 George Street Type: Consent to display  
 Croydon advertisements  
 CR0 1PD

Proposal : Installation of 2no. internally illuminated fascia text signs; 1no. internally illuminated projection sign; and 1no. internally illuminated wall mounted roundel.

Date Decision: 27.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02110/DISC **Ward :** **Fairfield**  
 Location : Car Park, Tavistock Court Type: Discharge of Conditions  
 Tavistock Road  
 Croydon

Proposal : Discharge of condition 3 (Materials) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works

Date Decision: 21.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02111/ADV **Ward :** **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Fold Building  
44 Park Lane  
Croydon  
CR0 1GZ  
Type: Consent to display  
advertisements

Proposal : Installation of six banners on two sides of building

Date Decision: 26.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02185/DISC  
Location : Land Adjacent To Croydon College  
College Road  
Croydon, CR0 1PF  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 25 (car park management plan) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 19.07.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02203/DISC  
Location : Development Site Former Site Of  
283 - 285 High Street  
Croydon  
CR0 1QH  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Details pursuant to condition 12 (sustainable drainage measures) and 13 (Travel Plan) and 17 (Delivery and Servicing Plan) of planning permission 20/04269/FUL granted for the demolition of existing building to provide 9 self contained flats with mixed used development on ground floor (A1/A2/B1a) commercial floor space.

Date Decision: 11.08.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02257/GPDO  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Savgold House  
21 Tavistock Road  
Croydon  
CR0 2AL

Type: Prior Appvl - up to two storeys flats

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

Date Decision: 20.07.22

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02351/FUL  
Location : 2 - 28 North End  
Croydon  
CR0 1UB

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

Proposal : Temporary change of use until 1st January 2023 of sub-basement (part), ground floor and first floor (part) as a venue to be used for a range of activities including music, theatre, retail and related uses, food and beverage, and community events (within Use Classes E(a), E(b) and Sui Generis), as well as the installation of temporary new plant and other associated works.

Date Decision: 15.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02371/FUL  
Location : 6 Wellesley Parade  
Wellesley Road  
Croydon  
CR0 2AJ

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

Proposal : Alterations to front elevation, increase in roof height and first floor rear extension associated with 20/04184/GPDO for Notification for prior approval under the GPDO 2015 from change of use under Class M from commercial (Class A1/A2) to residential for conversion to form 2 flats (Class C3)

Date Decision: 23.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02395/FUL  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 44-45 & 46 Tamworth Road  
Croydon  
CR0 1XU  
Type: Full planning permission

Proposal : Demolition of existing buildings and erection of a four storey building comprising ground floor commercial floorspace (Class E) and 9 flats with associated amenity space, cycle and refuse storage

Date Decision: 05.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02447/ADV  
Location : Centrale Shopping Centre  
21 North End  
Croydon  
CR0 1TY  
Ward : **Fairfield**  
Type: Consent to display advertisements

Proposal : Erection of 1 x internally illuminated shop fascia sign.

Date Decision: 05.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02499/HSE  
Location : 111 Edridge Road  
Croydon  
CR0 1EJ  
Ward : **Fairfield**  
Type: Householder Application

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

Date Decision: 05.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02505/CONR  
Location : Car Wash  
13-19 Derby Road  
Croydon  
CR0 3SE  
Ward : **Fairfield**  
Type: Removal of Condition



## Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Variation of condition 1 (approved plans) attached to planning permission 16/04366/FUL for Continued use of western section of site as a Car wash, including the replacement of existing polycarbonate screen with a new translucent polycarbonate screen to match existing (approved on 20.10.2016).  
The amendments relate to extending the opening hours from May - October annually to the following:  
Monday - Saturday: 0800 - 1900  
Sunday: 1100 - 1800  
Bank Holidays: 1000 - 1800

Date Decision: 12.08.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/02510/FUL  
Location : 13 - 15 London Road  
Croydon  
CR0 2RE  
**Ward : Fairfield**  
Type: Full planning permission

Proposal : Conversion to six self-contained residential units from first floor up; erection of mansard roof; and four storey rear extension to facilitate a staircase, and associated alterations.

Date Decision: 06.09.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/02565/NMA  
Location : Land Adjacent To Croydon College  
College Road  
Croydon  
CR0 1PF  
**Ward : Fairfield**  
Type: Non-material amendment

Proposal : Non-material amendment to application 21/03856/CONR for the variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon 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: 20.07.22

### Approved

Level: Delegated Business Meeting

Ref. No. : 22/02600/ADV  
Location : Jurys Inn  
Wellesley Road  
Croydon  
CR0 9XY

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

Proposal : Installation of eight illuminated and non-illuminated signages

Date Decision: 26.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02708/FUL  
Location : 29-31 Park Street  
Croydon  
CR0 1YD

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

Proposal : Demolition of existing two storey building at 29-31 Park Street and levelling of site.

Date Decision: 30.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02716/DISC  
Location : Car Park Rear Of 101 Southbridge Road  
Croydon  
CR0 1AJ

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

Proposal : Discharge of Condition 5 (boundary screening) attached to planning permission 17/06262/FUL (Continued use as a car wash (without compliance with condition 1 - limited period - attached to planning permission 15/04123/P)

Date Decision: 25.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02765/FUL  
Location : O/S 132 - 134 North End  
Croydon  
CR0 1UE

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

Proposal : Installation of a Hub unit featuring an integral advertisement display and defibrillator.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 24.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02766/ADV  
Location : O/S 132 - 134 North End  
Croydon  
CR0 1UE

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

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 24.08.22

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02767/FUL  
Location : O/S 54 North End  
Croydon  
CR0 1UG

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

Proposal : Installation of a Hub unit featuring an integral advertisement display and defibrillator.

Date Decision: 24.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02768/ADV  
Location : O/S 54 North End  
Croydon  
CR0 1UG

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

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 24.08.22

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02769/FUL  
Location : O/S The Mall, 2 - 26 North End  
Croydon

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Installation of a Hub unit featuring an integral advertisement display and defibrillator.

Date Decision: 24.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02770/ADV  
Location : O/S The Mall, 2 - 26 North End  
Croydon  
**Ward :** **Fairfield**  
Type: Consent to display advertisements

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 24.08.22

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02773/FUL  
Location : Traffic Island Central Reservation, Wellesley  
Road At Junction With George Street,  
Croydon, CR0 1LB  
**Ward :** **Fairfield**  
Type: Full planning permission

Proposal : Installation of a Hub unit featuring an integral advertisement display and defibrillator.

Date Decision: 25.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02774/ADV  
Location : Traffic Island Central Reservation, Wellesley  
Road At Junction With George Street,  
Croydon, CR0 1LB  
**Ward :** **Fairfield**  
Type: Consent to display advertisements

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 25.08.22

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02780/ADV  
**Ward :** **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 34A North End  
Croydon  
CR0 1UB  
Type: Consent to display  
advertisements

Proposal : Erection of new shop fascia sign and projecting sign.

Date Decision: 08.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02789/GPDO  
Location : 93 Southbridge Road  
Croydon  
CR0 1AJ  
Ward : **Fairfield**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.5 metres

Date Decision: 17.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02867/LP  
Location : 53 Derby Road  
Croydon  
CR0 3SF  
Ward : **Fairfield**  
Type: LDC (Proposed) Operations  
edged

Proposal : Use as children's care home within use class C3b

Date Decision: 01.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02870/LP  
Location : 54 Clarendon Road  
Croydon  
CR0 3SG  
Ward : **Fairfield**  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection rear box dormer and insertion of rooflights to front roofslope

Date Decision: 04.08.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02903/NMA **Ward : Fairfield**  
Location : Land Adjacent To Croydon College **Type: Non-material amendment**  
College Road  
Croydon, CR0 1PF  
Proposal : Non-material amendment to application 21/03856/CONR for the variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon 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) to allow for amended parking arrangements including reduction in spaces, amended rooftop amenity arrangements with additional plant and removal of benches in corridors  
Date Decision: 20.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03294/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College **Type: Discharge of Conditions**  
College Road  
Croydon, CR0 1PF  
Proposal : Part Discharge of condition 47 (parts 4 and 5 only ) (seating areas in communal areas) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon 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: 07.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03472/ENVS **Ward : Fairfield**  
Location : Citiscape Building **Type: Environmental Impact**  
Frith Road **Screening Opinion**  
Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Environmental Impact Assessment (EIA) Screening Opinion Request for the demolition of the existing building and structures and the construction of two replacement buildings up to 25 storeys in height comprising up to 144 residential units (use class C3) including a basement car park for up to 13 vehicles and other associated works.

Date Decision: 25.08.22

**Environmental Impact Assessment Not Req.**

Level: Delegated Business Meeting

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Ref. No. : 21/02737/FUL  
Location : Garage Site West Of 1 Purcell Close  
Kenley  
CR8 5AZ  
Ward : **Kenley**  
Type: Full planning permission

Proposal : Demolition of existing garage blocks and erection of a three storey building to provide 5 flats (with accommodation in the roof space), including associated proposed amenity space, landscaping, parking, new access, cycle and refuse storage.

Date Decision: 25.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/04989/OUT  
Location : 46 Welcomes Road  
Kenley  
CR8 5HD  
Ward : **Kenley**  
Type: Outline planning permission

Proposal : Demolition of existing detached bungalow and erection of a two storey building (with accommodation in the roof space) to provide 6 flats and a pair of semi-detached houses with car parking, cycle/refuse storage and hard/soft landscaping.

Date Decision: 08.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05471/HSE  
Location : 31 Hawkurst Road  
Kenley  
CR8 5DN  
Ward : **Kenley**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Proposed two storey rear extension, loft conversion with rear dormer, replacement roof with internal alterations

Date Decision: 23.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/06218/HSE

Ward : **Kenley**

Location : 9 Cedar Walk  
Kenley  
CR8 5JL

Type: Householder Application

Proposal : Demolition of garage and rear single storey extension. Erection of 2-storey side extension and single storey rear extension.

Date Decision: 15.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00345/HSE

Ward : **Kenley**

Location : Glen View  
Old Lodge Lane  
Kenley  
CR8 5EU

Type: Householder Application

Proposal : Single storey rear extension and side dormer

Date Decision: 18.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00948/FUL

Ward : **Kenley**

Location : 2 Highland Road  
Purley  
CR8 2HS

Type: Full planning permission

Proposal : Demolition of the existing dwelling. Erection of three storey building comprising of 8 flats and provision of associated parking and landscaping works.

Date Decision: 19.07.22

**Permission Refused**

Level: Planning Committee

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Ref. No. : 22/01037/DISC

Ward : **Kenley**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 1 Kearton Close Type: Discharge of Conditions  
Kenley  
CR8 5EN

Proposal : Approval of details of conditions 4 (Biodiversity); 5 (CEMP); 6 (CMP); 7 (Condition Survey); 8 (Materials) of planning permission 21/00339/FUL for the demolition of existing dwelling and erection of 9 x 3 bedroom dwellings of 2 storeys plus accommodation in the roof with associated access, 18 parking spaces, cycle and refuse storage, approved on 23.02.2022.

Date Decision: 16.08.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01364/DISC Ward : **Kenley**  
Location : 50 Welcomes Road Type: Discharge of Conditions  
Kenley  
CR8 5HD

Proposal : Discharge of condition 7 (visibility splays) attached to planning permission for 21/01273/OUT for the Demolition of a single-family dwellinghouse and erection of 3-storey block and two 2-storey houses (5x 3-bed, 3x 2-bed) with associated parking refuse and cycle storage (Outline); granted at appeal APP/L5240/W/21/3282853 on 30.03.2022.

Date Decision: 24.08.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/01768/RSM Ward : **Kenley**  
Location : 46 Welcomes Road Type: Approval of reserved matters  
Kenley  
CR8 5HD

Proposal : Reserved matters relating to appearance (condition 1) attached to planning permission ref 20/06250/OUT for the erection of a frontage block of six flats and a pair of semi-detached house; and the demolition of the existing detached bungalow.

Date Decision: 03.08.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02217/ADV Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 7 Bushey Close  
Kenley  
CR8 5AU  
Type: Consent to display  
advertisements

Proposal : Installation of 2 illuminated fascia signs, 4 non-illuminated fascia signs, 1 printed graphic  
and 4 x A0 poster display units

Date Decision: 21.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02260/FUL  
Location : 133 Godstone Road  
Kenley  
CR8 5BD  
Ward : **Kenley**  
Type: Full planning permission

Proposal : 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: 22.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02287/HSE  
Location : 11 Cullenden Road  
Kenley  
CR8 5LR  
Ward : **Kenley**  
Type: Householder Application

Proposal : Erection of a single storey wrap around rear extension, alterations and extension to the  
side porch and alterations to the detached side garage including raising the height, new  
pitched roof addition and a rear addition.

Date Decision: 09.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02294/HSE  
Location : 261 Hayes Lane  
Kenley  
CR8 5EJ  
Ward : **Kenley**  
Type: Householder Application

Proposal : Erection of front, rear and side two storey extensions and erection of first floor extension  
over existing house. Includes alterations.

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/02466/RSM **Ward : Kenley**  
Location : 50 Welcomes Road **Type: Approval of reserved matters**  
Kenley  
CR8 5HD

Proposal : Reserved matters relating to appearance and landscaping (condition 1) attached to planning permission ref 21/01273/OUT for the Demolition of a single-family dwellinghouse and erection of 3-storey block and two 2-storey houses (5x 3-bed, 3x 2-bed) with associated parking refuse and cycle storage (Outline).

Date Decision: 05.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02625/GPDO **Ward : Kenley**  
Location : 1 Chertsey Close **Type: Prior Appvl - Class A Larger**  
Kenley **House Extns**  
CR8 5LN

Proposal : Erection of a single storey rear extension projecting out 3.75 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 2.7 metres

Date Decision: 04.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02735/NMA **Ward : Kenley**  
Location : Sycamores **Type: Non-material amendment**  
Kenley Lane  
Kenley  
CR8 5DF

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

Date Decision: 22.08.22

**Approved**

Level: Delegated Business Meeting

Ref. No. : 22/02847/TRE  
Location : 61 Welcomes Road  
Kenley  
CR8 5HA  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : T1 Larch - fell  
T2 Scots Pine - fell  
(TPO no. 199)

Date Decision: 28.07.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02866/PDO  
Location : Builders Merchants Adjoining 104 Godstone Road  
Kenley  
CR8 5AE  
Ward : **Kenley**  
Type: Observations on permitted development

Proposal : Erection of a new fence under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 25.07.22

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 22/02916/CAT  
Location : 6 Cumnor Rise  
Kenley  
CR8 5EH  
Ward : **Kenley**  
Type: Works to Trees in a Conservation Area

Proposal : The tree is in the back garden of the property. I'm unsure of the type of tree I'm afraid. I believe it's been described as a sycamore in previous correspondents.

Date Decision: 28.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02919/DISC  
Location : 98 Higher Drive  
Purley  
CR8 2HL  
Ward : **Kenley**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of Condition 4 (CEMP) attached to permission 21/04358/FUL dated 06/07/22 for the Demolition of existing house and erection of a 3-4 storey block comprising 9 flats with 9 car parking spaces and associated landscaping.

Date Decision: 02.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02921/DISC

**Ward : Kenley**

Location : 6A Oaklands Gardens  
Kenley  
CR8 5DS

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (hard and soft landscape works), condition 13 (development details of a 1.7m high screen to the southeastern side of the raised decking/walkway adjacent to the front boundary) and condition 14 (Construction Logistics Plan) of approved planning proposal : 19/01810/FUL for Alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores.

Date Decision: 08.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02997/HSE

**Ward : Kenley**

Location : 10 Hadley Wood Rise  
Kenley  
CR8 5LY

Type: Householder Application

Proposal : Alterations including demolition of conservatory and erection of a single storey side and rear extension, including part conversion of the existing garage to a habitable room.

Date Decision: 08.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03007/TRE

**Ward : Kenley**

Location : 30 Abbots Lane  
Kenley  
CR8 5JH

Type: Consent for works to protected trees

Proposal : T10 Pine - To secondary lift mature Pine tree located in the front garden to give 4.5m ground.  
(TPO 18, 2009)

Date Decision: 26.08.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03274/NMA  
Location : 49A Abbots Lane  
Kenley  
CR8 5JB  
Ward : **Kenley**  
Type: Non-material amendment

Proposal : Non Material Amendment to permission 20/03831/HSE (Appeal APP/L5240/D/20/3264671) for 'Conversion of double garage to habitable room; erection of a first-floor side extension with habitable roof space; erection of a single-storey rear extension'. The variation is to increase the size of the rear lower ground floor glazed doors.

Date Decision: 31.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03329/TRE  
Location : 12 Cullerden Road  
Kenley  
CR8 5LR  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : Horse Chestnut (T1) - Overall crown reduction of 4-5m (TPO no.23, 2007)

Date Decision: 02.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03330/TRE  
Location : 8 Frobisher Close  
Kenley  
CR8 5HF  
Ward : **Kenley**  
Type: Consent for works to protected trees

Proposal : Lime (T1) - Crown reduce mature Lime by 9m in height to leave a residual height of 10m. Reasons: Due to the removal of T2, this tree will have to be reduce significantly due to the resultant changed wind loading.  
Lime (T2) - To section fell mature Lime to approximately fence height. Reasons; serious defect within the area of the stem that is cracked and decayed  
Lime (T4) - Crown reduce by 9m in height to leave a residual height of 10m. Reasons Due to the removal of T2, this tree will have to be reduce significantly due to the resultant changed wind loading.  
(TPO no. 26, 1973)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 02.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03405/DISC  
Location : 6A Oaklands Gardens  
Kenley  
CR8 5DS

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

Proposal : Discharge of condition 2 (external facing materials) attached to planning permission 19/01810/FUL for alterations to land levels, erection of detached two storey 3 bedroom house with decking, associated bin and cycle stores

Date Decision: 08.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02169/HSE  
Location : 49 Elmside  
Field Way  
Croydon  
CR0 9DU

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

Proposal : Erection of accessible ramps to front and rear gardens

Date Decision: 19.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02229/PA8  
Location : Outside Castle Hill Academy  
Dunley Drive  
Croydon  
CR0 0RJ

**Ward : New Addington North**  
Type: Telecommunications Code  
System operator

Proposal : Proposed 5G telecoms installation: H3G Phase 8 high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets.

Date Decision: 21.07.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02236/HSE  
Location : 1 Ashwood Gardens  
Croydon  
CR0 0SH

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

Proposal : Erection of accessible ramp to rear of house

Date Decision: 20.07.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/02431/GPDO  
Location : 132 Headley Drive  
Croydon  
CR0 0QG

**Ward :** New Addington North  
**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 3.9 metres

Date Decision: 21.07.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/00774/FUL  
Location : 461 King Henry's Drive  
Croydon  
CR0 0AJ

**Ward :** New Addington South  
**Type:** Full planning permission

Proposal : Erection of 2x4 bedroom semi-detached houses, along with a two storey side/rear extension to existing dwelling and conversion into 2no. flats, including associated works.

Date Decision: 01.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 27.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02561/HSE  
Location : 2 Wolsey Crescent  
Croydon  
CR0 0PE

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

Proposal : Alterations to existing garage. Erection of first floor side extension and two storey side/rear wrap around extension.

Date Decision: 06.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02730/FUL  
Location : 27A Central Parade  
Croydon  
CR0 0JL

**Ward :** New Addington South  
**Type:** Full planning permission

Proposal : Erection of extraction duct at the rear of the building

Date Decision: 19.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02779/LP  
Location : 36 Windham Avenue  
Croydon  
CR0 0HU

**Ward :** New Addington South  
**Type:** LDC (Proposed) Operations edged

Proposal : Erection of two storey rear extension.

Date Decision: 25.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02949/LE

**Ward :** New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Smile House  
265 King Henry's Drive  
Croydon  
CR0 0AE  
Type: LDC (Existing) Operations  
edged

Proposal : Confirmation that works have commenced under application 17/04346/FUL for the demolition of an existing warehouse and erection of a four storey self-storage building (B8 Use Class) over 1563.8m2 of floor area with associated vehicle and bicycle parking facilities.

Date Decision: 29.07.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03160/DISC  
Location : Thompsons, Vulcan Way  
Croydon  
CR0 9UG  
Ward : **New Addington South**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Archaeology) attached to PP 21/05563/FUL for the alterations and redevelopment of the Bodyshop building to include an increase in height of the building with a maximum height of 10.33m, erection of a single storey rear extension to the east of the machine shop with a maximum height of 7.22 metres and installation of cladding.

Date Decision: 08.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/06062/HSE  
Location : 55 Springfield Road  
Thornton Heath  
CR7 8DZ  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Part retrospective application for a two storey side and rear extension with proposed changes to the roof from as built

Date Decision: 20.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 21/05513/FUL **Ward : Norbury Park**  
Location : 79A Northwood Road **Type: Full planning permission**  
Thornton Heath  
CR7 8HU  
Proposal : Conversion of loft to habitable space. Erection of rear dormer. Insertion of two rooflights to the front roof slope. (Amended plans and description).

Date Decision: 02.08.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/05624/FUL **Ward : Norbury Park**  
Location : 100 - 102 Green Lane **Type: Full planning permission**  
Thornton Heath  
CR7 8BH  
Proposal : Demolition of two existing dwellings and the erection of three new 3-storey 4 bedroom dwellinghouses and three new 2-storey 3 bedroom dwellinghouses with associated vehicle accesses from Green Lane and Virginia Road and off-street car parking, cycle parking, refuse stores, amenity space and landscaping.

Date Decision: 22.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/05958/HSE **Ward : Norbury Park**  
Location : 31 The Chase **Type: Householder Application**  
Norbury  
London  
SW16 3AE  
Proposal : Retention of rear conservatory following alterations to the existing roof.

Date Decision: 20.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/05977/HSE **Ward : Norbury Park**  
Location : 53 Briar Avenue **Type: Householder Application**  
Norbury  
London  
SW16 3AB  
Proposal : Retrospective application for the erection of hip to gable and rear dormer.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 22.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00489/ADV  
Location : Bus Shelter Outside 30 Green Lane  
Thornton Heath  
CR7 8BB

**Ward :** Norbury Park  
**Type:** Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 16.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/01092/HSE  
Location : 266 Green Lane  
Norbury  
London  
SW16 3BA

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

Proposal : Alterations, erection of hip to gable and rear dormer extension, two-storey side/rear extension, single-storey rear extension and provision of 4 rooflights in front roofslope and 1 rooflight in rear roofslope

Date Decision: 16.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01238/HSE  
Location : 12 Arnalls Road  
Norbury  
London  
SW16 3EP

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

Proposal : Erection of two storey side extension, installation of front and rear dormer windows. Erection of single storey rear extension and outbuilding. Installation of solar panels; alterations.

Date Decision: 16.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/01623/LP

**Ward :** **Norbury Park**

Location : 136 Biggin Hill  
Upper Norwood  
London  
SE19 3HP

Type: LDC (Proposed) Operations edged

Proposal : Alterations including the erection of rear dormer and provision of roof lights in front roof slope; conversion of an existing garage to habitable accommodation and the installation of a high level glazed window in the front elevation of the garage; relocation of fenestration

Date Decision: 19.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01644/HSE

**Ward :** **Norbury Park**

Location : 136 Biggin Hill  
Upper Norwood  
London  
SE19 3HP

Type: Householder Application

Proposal : Erection of single storey rear extension. new raised decking and removal of chimney.

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01655/HSE

**Ward :** **Norbury Park**

Location : 128 Green Lane  
Norbury  
London  
SW16 3NB

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 26.08.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 22/01857/LP  
Location : 42 Virginia Road  
Thornton Heath  
CR7 8EJ  
**Ward : Norbury Park**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable roof extension, rear dormer and provision of two rooflights

Date Decision: 20.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01889/HSE  
Location : 10 Acacia Road  
Norbury  
London  
SW16 5PP  
**Ward : Norbury Park**  
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02162/FUL  
Location : 2 - 4 Green Lane  
Thornton Heath  
CR7 8BA  
**Ward : Norbury Park**  
Type: Full planning permission

Proposal : Erection of a new two storey terrace at the rear comprising 3no homes and a single storey rear extension to the existing commercial premises at 4 Green Lane

Date Decision: 08.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02218/HSE  
Location : 90 Ingram Road  
Thornton Heath  
CR7 8ED  
**Ward : Norbury Park**  
Type: Householder Application

Proposal : Conversion of garage to habitable space. Erection of part single storey, part double storey side extension and first floor rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02226/HSE  
Location : 10 Gibson's Hill  
Norbury  
London  
SW16 3JN  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Erection of first floor front extension and raising of front wall. Removal of cat slide roof.

Date Decision: 05.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02297/HSE  
Location : 138 Green Lane  
Norbury  
London  
SW16 3NE  
Ward : **Norbury Park**  
Type: Householder Application  
Proposal : Alterations, demolition of existing rear extension, extension to roof including erection of rear dormer extension, erection of part-single/two-storey side/rear extension and provision of 3 rooflights in front roofslope and 1 rooflight in side roofslope

Date Decision: 26.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02404/GPDO  
Location : 23 Bigginwood Road  
Norbury  
London  
SW16 3RY  
Ward : **Norbury Park**  
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 3.5 metres

Date Decision: 21.07.22





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 90 Christian Fields  
Norbury  
London  
SW16 3JX  
Type: Householder Application

Proposal : Alterations, demolition of existing garage, erection of two-storey side extension and single-storey rear/side extension

Date Decision: 31.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02643/GPDO  
Location : 11 Groveland Avenue  
Norbury  
London  
SW16 3BD  
Ward : **Norbury Park**  
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 2.99 metres and a maximum overall height of 4 metres

Date Decision: 02.08.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02786/PA8  
Location : Grass Verge Fronting 69-87 Green Lane  
Thornton Heath  
CR7 8BJ  
Ward : **Norbury Park**  
Type: Telecommunications Code System operator

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

Date Decision: 23.08.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02803/LP  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 68 Biggin Hill  
Upper Norwood  
London  
SE19 3HU  
Type: LDC (Proposed) Operations  
edged

Proposal : Hip to gable and rear dormer roof extensions and installation of 2 x roof lights on the front roof slope.

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02834/DISC  
Location : The Homestead  
Gibson's Hill  
Norbury  
London  
SW16 3ER  
Ward : **Norbury Park**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Carbon emissions reduction) Condition 11 (Water Usage) and Condition 16 (Compliance with Part M of the Building Regulations) attached to permission 21/01901/CONR for 'Variation of planning permission 20/03107/FUL granted for 29/03/2021 for 'Demolition of existing dwelling and erection of a 3-storey block of 9 apartments including accommodation in the roof space together with associated parking and landscaping.'

Date Decision: 26.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02886/TRE  
Location : Little Croft  
71A Ryecroft Road  
Norbury  
London  
SW16 3EN  
Ward : **Norbury Park**  
Type: Consent for works to protected trees

Proposal : T1 Yew: Raise canopy to 4m  
T2 Cedar: Cut back lateral branch by 1m to improve shape  
(TPO 3, 1979)

Date Decision: 26.08.22

**Consent Granted (Tree App.)**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02896/DISC **Ward : Norbury Park**  
Location : 303 - 305 Norbury Avenue **Type: Discharge of Conditions**  
Norbury  
London  
SW16 3RW

Proposal : Discharge of conditions 4 (Landscaping) and 8 (Construction Logistics Plan) attached to planning permission ref. 19/02388/FUL for Demolition of existing dwellings. Erection of 3-storey building to provide 2 x 3-bed, 3 x 2-bed and 4 x 1-bed flats (9 in total) with associated parking, amenity spaces, refuse and cycle storage (amended drawings).

Date Decision: 05.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02915/LP **Ward : Norbury Park**  
Location : 94 Christian Fields **Type: LDC (Proposed) Operations**  
Norbury **edged**  
London  
SW16 3JX

Proposal : Hip to gable loft conversion and erection of rear dormer. Installation of front facing dormer windows.

Date Decision: 30.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02917/CAT **Ward : Norbury Park**  
Location : 74 Ryecroft Road **Type: Works to Trees in a**  
Norbury **Conservation Area**  
London  
SW16 3EH

Proposal : T1 Leylandii (x1) - Reduce height by 5m and width by 2-2.5m. Reason: General maintenance. To maintain the tree at a smaller size.

Date Decision: 26.08.22

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

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 82 Kensington Avenue  
Thornton Heath  
CR7 8BZ  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 16.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03136/GPDO  
Location : 82 Kensington Avenue  
Thornton Heath  
CR7 8BZ  
Ward : **Norbury Park**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a height to the eaves of 3 metres and maximum height of 3.2 metres

Date Decision: 23.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03265/NMA  
Location : 5 Hollies Close  
Norbury  
London  
SW16 3EF  
Ward : **Norbury Park**  
Type: Non-material amendment

Proposal : Non-material amendment (provision of 2x rooflights in front roofslope and 1x rooflight in rear roofslope) linked to planning application 20/06008/HSE for Alterations to the dwelling to include construction of dormer windows in the rear roofslope, installation of glazed balustrade onto existing flat roof for use as a balcony and the erection of single storey side/rear extension

Date Decision: 23.08.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 20/01776/FUL  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 6 Craignish Avenue  
Norbury  
London  
SW16 4RN  
Type: Full planning permission

Proposal : Use of dwelling as HMO for 8 persons (Sui-Generis) (Amended Description).

Date Decision: 02.08.22

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 21/03908/FUL  
Location : 66 Pollards Hill North  
Norbury  
London  
SW16 4NY  
Type: Full planning permission  
Ward : **Norbury And Pollards Hill**  
Proposal : Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 22.07.22

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

Level: Planning Committee

---

Ref. No. : 21/06065/HSE  
Location : 144 Stanford Road  
Norbury  
London  
SW16 4QB  
Type: Householder Application  
Ward : **Norbury And Pollards Hill**  
Proposal : Erection of single storey rear extension.

Date Decision: 20.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00501/ADV  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Outside Freeman Court  
94 Stanford Road  
Norbury  
London  
SW16 4QR

Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 01.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/00677/HSE  
Location : 23 Stanford Road  
Norbury  
London  
SW16 4PZ

Ward : **Norbury And Pollards Hill**  
Type: Householder Application

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

Date Decision: 02.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01406/HSE  
Location : 24 Darcy Road  
Norbury  
London  
SW16 4TY

Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Alterations, erection of outbuilding in rear garden (retrospective).

Date Decision: 24.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01484/HSE  
Location : 38 Northborough Road  
Norbury  
London  
SW16 4AX

Ward : **Norbury And Pollards Hill**  
Type: Householder Application





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 16.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01793/DISC **Ward : Norbury And Pollards Hill**  
Location : Eastern House **Type: Discharge of Conditions**  
2A Norbury Crescent  
Norbury  
London  
SW16 4JU

Proposal : Discharge Condition 3 (Construction Logistics Plan) attached to prior approval ref. 21/04283/GPDO for Erection of additional storey to form second floor level and one (1) self-contained dwelling unit (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 20, Class AB)

Date Decision: 23.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01813/LP **Ward : Norbury And Pollards Hill**  
Location : 7 Tisbury Road **Type: LDC (Proposed) Operations**  
Norbury **edged**  
London  
SW16 4QF

Proposal : Erection of single storey rear extension

Date Decision: 29.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01944/NMA **Ward : Norbury And Pollards Hill**  
Location : 23 Tylecroft Road **Type: Non-material amendment**  
Norbury  
London  
SW16 4BL

Proposal : non-material amendment to PP 20/04171/HSE (erection of single storey rear extension)

Date Decision: 31.08.22



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02068/DISC  
Location : Eastern House  
2A Norbury Crescent  
Norbury  
London  
SW16 4JU

**Ward : Norbury And Pollards Hill**  
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Sustainable Urban Drainage Scheme) attached to prior approval ref. 20/02611/GPDO for 'Change of use of site from Office (B1a) to Residential (C3) to create 4 residential flats'

Date Decision: 23.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02069/DISC  
Location : Eastern House  
2A Norbury Crescent  
Norbury  
London  
SW16 4JU

**Ward : Norbury And Pollards Hill**  
Type: Discharge of Conditions

Proposal : Discharge Condition 6 (Sustainable Urban Drainage Scheme) attached to prior approval ref. 21/04283/GPDO for 'Erection of additional storey to form second floor level and one (1) self-contained dwelling unit (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 20, Class AB)'

Date Decision: 23.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02461/HSE  
Location : 17 Kilmartin Avenue  
Norbury  
London  
SW16 4RE

**Ward : Norbury And Pollards Hill**  
Type: Householder Application

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

Date Decision: 04.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02522/GPDO

**Ward : Norbury And Pollards Hill**

Location : 10 Ena Road  
Norbury  
London  
SW16 4JB

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 2.84 metres and a maximum height of 3 metres

Date Decision: 22.07.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02557/FUL

**Ward : Norbury And Pollards Hill**

Location : 50 Bishops Park Road  
Norbury  
London  
SW16 5TS

Type: Full planning permission

Proposal : Development comprising the demolition of existing building and the erection of a three-storey building providing 9 residential units for social housing purposes with associated landscaping and access.

Date Decision: 07.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02611/DISC

**Ward : Norbury And Pollards Hill**

Location : 132 Norbury Court Road  
Norbury  
London  
SW16 4HY

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 5 (landscaping) and 7 (garage) of planning permission 20/06617/FUL for 'Alterations and conversion of the house into 5 flats'

Date Decision: 02.09.22

### Approved

Level: Delegated Business Meeting

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Ref. No. : 22/02784/GPDO  
Location : 1B Pollards Hill East  
Norbury  
London  
SW16 4UX

Ward : **Norbury And Pollards Hill**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 8 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum overall height of 2.6 metres

Date Decision: 19.08.22

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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Ref. No. : 22/02802/FUL  
Location : 1170 London Road  
Norbury  
London  
SW16 4DP

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

Proposal : Alterations, conversion of first, second and third floors to form 2x 1-bedroom flats, erection of single-storey rear/side extension, rear dormer extension and provision of 2x rooflights in front roof slope

Date Decision: 26.08.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/02835/FUL  
Location : 268 - 270 Woodmansterne Road  
Norbury  
London  
SW16 5TR

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

Proposal : Alterations, conversion of existing dwellinghouses to form 2x 3-bed flats, 1x 2-bed flat and 1x 1-bed flat, erection of first-floor to No.268, erection of first-floor rear extension to No.270 and erection of mansard roof extension to No.268 and No.270 with provision of balconies and provision of associated cycle and refuse storage

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 26.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02840/HSE  
Location : 35 Pollards Hill South  
Norbury  
London  
SW16 4LW

**Ward : Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Alterations, installation of vehicle crossover

Date Decision: 25.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02885/ADV  
Location : 1374 London Road  
Norbury  
London  
SW16 4DE

**Ward : Norbury And Pollards Hill**  
Type: Consent to display  
advertisements

Proposal : Erection of two internally illuminated fascia signs and one internally illuminated projecting sign.

Date Decision: 01.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02913/HSE  
Location : 98 Norbury Court Road  
Norbury  
London  
SW16 4HY

**Ward : Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 24.08.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 22/02963/GPDO  
Location : 70 Melrose Avenue  
Norbury  
London  
SW16 4QY

**Ward :** Norbury And Pollards Hill  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.95 metres

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03014/LP  
Location : 1106 London Road  
Norbury  
London  
SW16 4DT

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

Proposal : Use as a motorcycle workshop and MOT test station with ancillary office space (Use Class B2).

Date Decision: 06.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03072/GPDO  
Location : 143 Pollards Hill South  
Norbury  
London  
SW16 4LZ

**Ward :** Norbury And Pollards Hill  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extensions projecting out a maximum of 6 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 metres

Date Decision: 01.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03101/LP

**Ward :** Norbury And Pollards Hill



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 187 Tylecroft Road  
Norbury  
London  
SW16 4TD  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer roof extension and installation of 2no. rooflights on front slope

Date Decision: 17.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03468/NMA  
Location : 132 Norbury Court Road  
Norbury  
London  
SW16 4HY  
Ward : **Norbury And Pollards Hill**  
Type: Non-material amendment

Proposal : Non material amendment to the wording of condition 5 (Landscaping) from planning permission 20/06617/FUL

Date Decision: 02.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/01470/FUL  
Location : 53 Homefield Road  
Coulsdon  
CR5 1ET  
Ward : **Old Coulsdon**  
Type: Full planning permission

Proposal : Demolition of an existing bungalow and construction of a three storey detached residential building with accommodation in the roof space comprising 4 flats with associated bin and cycle stores, landscaping, alterations to vehicular access and provision of car parking spaces (amended description)

Date Decision: 25.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/02020/FUL  
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 86 Bradmore Way  
Coulsdon  
CR5 1PB  
Type: Full planning permission

Proposal : Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping

Date Decision: 22.07.22

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

Level: Planning Committee

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Ref. No. : 21/05011/FUL  
Location : 231 Coulsdon Road  
Coulsdon  
CR5 1EN  
Type: Full planning permission  
Ward : Old Coulsdon

Proposal : Demolition of the existing rear extension (ancillary storage to the ground floor retail unit (Class E)) and the external rear staircase and erection of a two storey rear extension with a ground floor link to be used as ancillary office space and storage to the retail unit and new fire escape stairs.

Date Decision: 05.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00770/HSE  
Location : 6 Dornford Gardens  
Coulsdon  
CR5 1JW  
Type: Householder Application  
Ward : Old Coulsdon

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

Date Decision: 25.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01032/HSE  
Location : 15 Keston Avenue  
Coulsdon  
CR5 1HP  
Type: Householder Application  
Ward : Old Coulsdon





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 42 Mead Way  
Coulsdon  
CR5 1PJ  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 04.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02622/CONR  
Location : 6 The Parade, 258 Coulsdon Road  
Coulsdon  
CR5 1EA  
Ward : Old Coulsdon  
Type: Removal of Condition

Proposal : Variation of Condition 3 (operating hours) of planning permission 20/03041/FUL (Change of use from Sui Generis to A1).

Date Decision: 15.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02689/TRE  
Location : The Tudor Rose Public House  
270 Coulsdon Road  
Coulsdon  
CR5 1EB  
Ward : Old Coulsdon  
Type: Consent for works to protected trees

Proposal : Arb team to pollard neighbours Elder tree overhanging bin store area using chainsaws and rope and harness techniques. Crown to be reduced laterally to 1.5 metres behind fence line and to a height of 2.5 metres from ground level.

Date Decision: 28.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02706/TRE  
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 95 Marlpit Lane  
Coulsdon  
CR5 2HH  
Type: Consent for works to protected trees

Proposal : Oak (T1) - To crown reduce mature Oak tree located at the rear of the garden by 2.0m, and crown lift to give 4.0m ground clearance. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained. The tree overhangs numerous boundary's and the customer would like to reduce its encroachment.

Date Decision: 28.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02727/DISC  
Location : 8 Coulsdon Road  
Coulsdon  
CR5 2LA  
Ward : Old Coulsdon  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Demolition and Construction Logistics Management Plan) of Planning Permission 19/03965/FUL (Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping)

Date Decision: 26.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02738/DISC  
Location : 8 Coulsdon Road  
Coulsdon  
CR5 2LA  
Ward : Old Coulsdon  
Type: Discharge of Conditions

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

Date Decision: 24.08.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/02823/FUL **Ward : Old Coulsdon**  
Location : Downland Surgery Type: Full planning permission  
59 Tollers Lane  
Coulsdon  
CR5 1BF  
Proposal : Change of use from Doctors Surgery (Class E) to 4-bedroom dwellinghouse (Class C3)  
with associated cycle and bin storage and side access gate

Date Decision: 22.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02844/DISC **Ward : Old Coulsdon**  
Location : 76 - 80 Waddington Avenue Type: Discharge of Conditions  
Coulsdon  
CR5 1QN

Proposal : Discharge of Condition 12 (EVCP) attached to planning permission 19/04003/FUL for  
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.

Date Decision: 01.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02950/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: 07.09.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 49 Selborne Road  
Croydon  
CR0 5JQ  
Type: Removal of Condition

Proposal : A Variation of Conditions 2 and 12 attached to Planning Permission 20/01954/FUL for Demolition of existing house, garage and outbuilding, and erection of a three storey building comprising 9 apartments, and provision of associated off-street parking, and associated refuse storage and cycle storage, and associated landscaping.

Date Decision: 15.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02180/FUL  
Location : St Matthews Church  
Chichester Road  
Croydon  
CR0 5NQ  
Ward : **Park Hill And Whitgift**  
Type: Full planning permission

Proposal : Replacement of aluminium roof with natural zinc and installation of solar PV panels

Date Decision: 22.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02361/PA8  
Location : Grass Verge Adjacent To Electricity Sub  
Station  
Deepdene Avenue  
Croydon  
Ward : **Park Hill And Whitgift**  
Type: Telecommunications Code  
System operator

Proposal : Proposed installation of 17.5m High Orion Pole (new root foundation)  
Proposed installation of 2No. (TEF) 300mm Microwave Dishes (on Monopole)  
Proposed installation of 3No. (TEF) SUA-7 Antennas (on Monopole)  
Proposed installation of 3No. (TEF) Future MIMO Antennas (on Monopole)  
Proposed installation of 1No. (TEF) Shire Cabinet (new root foundation)  
Proposed installation of 1No. (TEF) York Cabinet (new root foundation)  
All other ancillary apparatus and development

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/02534/HSE  
Location : Glenthorne  
39 Stanhope Road  
Croydon  
CR0 5NS  
Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Extension to existing basement; conversion for use as a habitable space

Date Decision: 10.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03212/DISC  
Location : 53 Upfield  
Croydon  
CR0 5DR  
Ward : **Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Discharge of condition 2 (Fire Safety) attached to planning permission for 21/03826/HSE for: Erection of two single storey outbuildings in the applicant's rear garden for uses ancillary to the existing detached family house (retrospective application) - approved on 27.05.2022.

Date Decision: 24.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04387/ADV  
Location : Bus Shelter Outside 648 - 654 Brighton Road  
Purley  
CR8 2BB  
Ward : **Purley Oaks And Riddlesdown**  
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04424/ADV  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Bus Shelter Opposite 188 Pampisford Road Type: Consent to display  
South Croydon advertisements  
CR2 6DB

Proposal : Advertising as part of a new bus shelter.

Date Decision: 22.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04447/ADV Ward : **Purley Oaks And Riddlesdown**  
Location : Highway Verge North Of Royal Oak Centre Type: Consent to display  
Brighton Road advertisements  
Purley  
CR8 2PG

Proposal : Small format digital display freestanding sign

Date Decision: 29.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/05479/DISC Ward : **Purley Oaks And Riddlesdown**  
Location : 126 - 132 Pampisford Road Type: Discharge of Conditions  
Purley  
CR8 2NH

Proposal : Discharge of condition number 12 (Biodiversity Enhancement) 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: 02.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05480/DISC Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 126 - 132 Pampisford Road  
Purley  
CR8 2NH

Type: **Riddlesdown**  
Discharge of Conditions

Proposal : Discharge of condition number 16 (Car Park Management Plan) 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: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01375/HSE

Location : 17 Derwent Drive  
Purley  
CR8 1ER

Ward : **Purley Oaks And Riddlesdown**

Type: Householder Application

Proposal : Demolition of attached garage and construction of two storey side extension. Construction of front porch extension to house shower room.

Date Decision: 08.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01378/HSE

Location : 22 Buttermere Gardens  
Purley  
CR8 1EG

Ward : **Purley Oaks And Riddlesdown**

Type: Householder Application

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

Date Decision: 31.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 31 Mitchley Avenue  
Purley  
CR8 1BZ  
Type: Householder Application

Proposal : Alterations and moving front entrance door, construction of front porch and changing garage doors to a window (retrospective)

Date Decision: 31.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01963/LP

Ward : **Purley Oaks And  
Riddlesdown**

Location : 30 Grasmere Road  
Purley  
CR8 1DU

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear dormer and loft conversion. Erection of single storey rear extension and alterations.

Date Decision: 05.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02503/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Location : 22 Biddulph Road  
South Croydon  
CR2 6QA

Type: Householder Application

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

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02748/LP

Ward : **Purley Oaks And  
Riddlesdown**

Location : 45 Kendall Avenue South  
South Croydon  
CR2 0QR

Type: LDC (Proposed) Operations  
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Hip to gable loft conversion, erection of rear dormer roof extension, installation of three rooflights to front roof slope.

Date Decision: 16.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03200/LP

**Ward : Purley Oaks And Riddlesdown**

Location : 12 Eskdale Gardens  
Purley  
CR8 1EY

Type: LDC (Proposed) Operations edged

Proposal : Installation of rooflights on front roof slope, erection of gable end roof extension and dormer extension on rear roof slope

Date Decision: 06.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03290/LP

**Ward : Purley Oaks And Riddlesdown**

Location : 13 Purley Park Road  
Purley  
CR8 2BU

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer roof extension and single storey rear extension.

Date Decision: 25.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/02878/CONR

**Ward : Purley And Woodcote**

Location : 129-131 Brighton Road  
Purley  
CR8 4HE

Type: Removal of Condition





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 22.07.22

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

Level: Planning Committee

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Ref. No. : 21/01473/FUL **Ward : Purley And Woodcote**  
Location : 220 Brighton Road **Type: Full planning permission**  
Purley  
CR8 4HB  
Proposal : Demolition of existing two storey house and detached garage and erection of a three/four storey building to provide 9 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.

Date Decision: 06.09.22

**Permission Refused**

Level: Planning Committee

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Ref. No. : 21/02022/FUL **Ward : Purley And Woodcote**  
Location : 40A Foxley Lane **Type: Full planning permission**  
Purley  
CR8 3EE  
Proposal : Demolition of existing detached bungalow and erection of three storey building with accommodation within the roof space comprising 7 apartments, alterations to land levels and associated hard and soft landscaping, cycle, refuse provision, car parking at rear fronting Plough Lane and parking space at front fronting Foxley Lane

Date Decision: 22.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/03333/FUL **Ward : Purley And Woodcote**  
Location : 87 - 89 Foxley Lane **Type: Full planning permission**  
Purley  
CR8 3HP  
Proposal : Demolition of pair of semi-detached houses and erection of a three storey building plus accommodation in the roof comprising 22 flats with associated car parking and landscaping.

Date Decision: 01.08.22

**Permission Refused**

Level: Planning Committee



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 61 Selcroft Road  
Purley  
CR8 1AL  
Type: Full planning permission  
Proposal : Construction of a two-storey building and basement excavation comprising 6 self-contained homes, private/communal space; refuse and cycle storage; car parking and hard and soft landscaping.

Date Decision: 08.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05636/DISC  
Location : 126 Foxley Lane And 1 Woodcote Drive  
Purley  
CR8 3NE  
Type: Discharge of Conditions  
Ward : **Purley And Woodcote**  
Proposal : Discharge of Condition 11 (Enhancement Strategy) and 23 (Ecology Reports) of planning permission 20/01174/FUL (Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage.).

Date Decision: 21.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05681/FUL  
Location : 38 Selcroft Road  
Purley  
CR8 1AD  
Type: Full planning permission  
Ward : **Purley And Woodcote**  
Proposal : Alterations to include increase in height of roof to existing outbuilding, erection of extension to the outbuilding with accommodation within the roofspace (creating a two storey building), erection of dormer extension on the side roof slope and use as a self-contained residential unit

Date Decision: 09.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05693/HSE  
Location : 103 Woodcote Valley Road  
Purley  
CR8 3BJ  
Type: Householder Application  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

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

Date Decision: 01.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05745/FUL

**Ward : Purley And Woodcote**

Location : 41 Aveling Close  
Purley  
CR8 4DX

Type: Full planning permission

Proposal : Alterations to include alterations to land levels, provision of steps at front, erection of an attached two storey dwellinghouse with associated refuse and cycle provision and landscaping.

Date Decision: 22.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05998/FUL

**Ward : Purley And Woodcote**

Location : 9 Northwood Avenue  
Purley  
CR8 2ER

Type: Full planning permission

Proposal : Demolition of existing dwelling and the erection of a building comprising 5 residential flats with associated car parking, cycle store, refuse store and associated landscaping.

Date Decision: 18.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/06018/FUL

**Ward : Purley And Woodcote**

Location : 6 Oscar Close  
Purley  
CR8 2LU

Type: Full planning permission

Proposal : Demolition of existing dwelling and the erection of two pairs of three bed semi's with associated parking, refuse and recycling stores and cycle stores and private amenity space

Date Decision: 05.08.22

**Permission Granted**

Level: Planning Committee - Minor Applications



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/00291/HSE **Ward : Purley And Woodcote**  
Location : Merlewood **Type: Householder Application**  
5A Furze Hill  
Purley  
CR8 3LB  
Proposal : Alterations, erection of single storey side and single/two storey rear extensions with patio area with balustrading and steps, erection of first floor side extension, enlarged roof, loft conversion and dormer extensions on the front and rear roof slopes and roof canopies at front, side and rear, installation of gates/piers to vehicular accesses

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00616/HSE **Ward : Purley And Woodcote**  
Location : 29 Plough Lane **Type: Householder Application**  
Purley  
CR8 3QG  
Proposal : Demolition and alterations to include a two-storey side extension, single storey rear extension, rear dormer, front extension, repositioning front door and installation of a rear balcony.

Date Decision: 16.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00628/CONR **Ward : Purley And Woodcote**  
Location : 33A Smitham Bottom Lane **Type: Removal of Condition**  
Purley  
CR8 3DE  
Proposal : Application to amend condition 2 (Plans) and 12(M4(3) accessible dwellings), from planning application: 19/02997/FUL (Demolition of existing dwelling and erection of a 2 storey building with accommodation within the roof space containing 1 x 3 bed, 6 x 2 bed & 2 x 1 bed apartments. Provision of associated parking, amenity space, cycle and refuse stores.).

Date Decision: 24.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00680/HSE **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Silver Dale  
The South Border  
Purley  
CR8 3LD

Type: Householder Application

Proposal : Erection of a single storey front extension to the existing garage, removal of flat roof sections to the rear elevation and replacement with pitched roofs with associated alterations to the rear fenestration of the dwelling.

Date Decision: 01.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00830/HSE  
Location : 15 Hereward Avenue  
Purley  
CR8 2NN

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

Proposal : Alterations and erection of a single storey rear extension

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00866/FUL  
Location : 1 Cross Road  
Purley  
CR8 2DS

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

Proposal : Demolition of garages to the rear and erection of new single dwelling. (Amended Plans).

Date Decision: 02.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00945/HSE  
Location : 14A Green Lane  
Purley  
CR8 3PG

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

Proposal : Erection of double storey rear/side extension and porch, conversion of garage to habitable room; with alterations.



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 03.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01141/CONR  
Location : 922 - 930 Purley Way  
Purley  
CR8 2JL

**Ward : Purley And Woodcote**  
Type: Removal of Condition

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

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01381/CAT  
Location : 10 Furze Lane  
Purley  
CR8 3EG

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

Proposal : 1 x Thuja - Remove stem with dead top  
Remove discoloured dying stem nearest house  
To make safe and stop stem failure  
Tree has historic stems dying

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01460/LP  
Location : 52 Hartley Down  
Purley  
CR8 4EA

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

Proposal : Conversion of Flat Roof to Pitch roof

Date Decision: 17.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01463/TRE  
Location : 1 Cranford Close  
Purley  
CR8 1BX

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

Proposal : T1 Silver birch: Crown lift to 3m measured from ground level (remove snapped limb).  
T2 Moosewood: Crown reduce by 2 metres.  
T3 Silver birch - cut back from light creating a 0.5 - 1m clearance from the street lamp.  
(TPO no.55, 1987)

Date Decision: 26.08.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/01525/FUL  
Location : 21A Godstone Road  
Purley  
CR8 2AN

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

Proposal : Demolition of existing dwelling and erection of a 4 storey building comprising 5 flats and ground floor level storage space, with car parking on the frontage.

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01661/HSE  
Location : 39 Furze Lane  
Purley  
CR8 3EJ

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

Proposal : Demolition of existing single storey garage and replace with double storey annex building.

Date Decision: 25.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Ref. No. : 22/01848/HSE  
Location : 32 Cliff End  
Purley  
CR8 1BN  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Erection of first floor side extension, two front dormers, a side dormer, a rear dormer and a proposal to raise the ridge height of the roof. Includes alterations.

Date Decision: 24.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01886/CAT  
Location : 30 Furze Lane  
Purley  
CR8 3EG  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a Conservation Area

Proposal : T1 Beech - Fell

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01997/LP  
Location : 8 Woodland Way  
Purley  
CR8 2HU  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations, partial demolition, erection of a dormer in the rear roof slope, roof lights in the front roof slope, erection of a single storey rear extension, erection of a porch

Date Decision: 11.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02062/DISC  
Location : 5 Russell Hill  
Purley  
CR8 2JB  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of condition numbers 4 (biodiversity enhancements), 7 (waste management strategy) , 8 (cycle storage), 9 (EVCP) and 17 (biodiversity enhancements) attached to planning permission ref. 21/03524/CONR (Variation of Conditions 2 (Approved Drawings), 7 (Landscaping) and 15 (Arboricultural Report) attached to planning permission ref. 20/00532/FUL for the demolition of the existing dwelling and erection of 9 dwellinghouses and associated landscaping, refuse storage and car and cycle parking).

Date Decision: 16.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02179/DISC  
Location : 170 Foxley Lane  
Purley  
CR8 3NF

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

Proposal : Discharge of condition 6 (landscaping) attached to planning permission 19/02451/FUL relating to the demolition of the existing house, and the erection of a block of nine flats, with associating car parking, landscaping and associated works

Date Decision: 19.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02188/HSE  
Location : 51 Manor Wood Road  
Purley  
CR8 4LJ

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

Proposal : Single storey rear extension and conversion of side conservatory into a utility room with pitched roof.

Date Decision: 27.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02223/LP  
Location : 28 Foxley Hill Road  
Purley  
CR8 2HB

**Ward : Purley And Woodcote**  
Type: LDC (Proposed) Use edged

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Proposed change of use from C3(a) to C3(b) use (LDC for use as a childrens home for up to 5 children receiving care)

Date Decision: 21.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02330/HSE  
Location : 2 Monahan Avenue  
Purley  
CR8 3BA

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

Proposal : Single storey rear extension.

Date Decision: 23.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02334/HSE  
Location : 105 Foxley Lane  
Purley  
CR8 3HQ

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

Proposal : Demolition of existing boundary walls to the front garden. Erection of a new boundary wall and outbuilding.

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02496/DISC  
Location : Chestnut Gardens Care Home  
95 Foxley Lane  
Purley

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

Proposal : Discharge of condition 11 (plant/machinery) attached to permission 20/01905/CONR dated 10/08/21 for the variation of condition 1 (approved plans) attached to 18/02613/FUL for erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.

Date Decision: 11.08.22



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02667/DISC  
Location : 29-35 Russell Hill Road  
Purley  
CR8 2LF

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

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission ref. 19/03604/FUL for the demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 26.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02700/TRE  
Location : 189 Aveling Close  
Purley  
CR8 4DY

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

Proposal : Oak (T1) - To reduce branches on the mature Oak tree that are overhanging the garden by 1.0m (back to previous reduction points).  
Ash (T2) - To reduce lower growth (up to 4.5m in height) from mature Ash located at the rear of the garden by 1m to reduce the encroachment over the garden (back to previous reduction points).  
(TPO 30,1979)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/02707/TRE  
Location : 5 Holmoak Close  
Purley  
CR8 2EW

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

Proposal : T1 Lime: 2 metre crown reduction with 10% thin.  
(TPO 27, 2004)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02788/CAT  
Location : Arosa  
Farm Drive  
Purley  
CR8 3LP

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

Proposal : Hinoki Cypress & Thuja - To fell  
Reason - Trees have caused damage to the wall and out grown there position.

Date Decision: 28.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02816/TRE  
Location : Loyle House  
126 Foxley Lane  
Purley  
CR8 3DS

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

Proposal : G1 - Cut back/prune lateral branches E of crown only by no more than 2m of existing branch length.  
18 - Cut back/prune lateral branches E of crown only by no more than 1m of existing branch length.  
19 - Cut back/prune lateral branches E of crown only by no more than 1.5m of existing branch length.  
20 - Cut back/prune lateral branches E of crown only by no more than 0.5m of existing branch length.  
25 - Cut back/prune lateral branches N of crown only by no more than 1m of existing branch length.  
26 - Cut back/prune lateral branches N of crown only by no more than 1.5m of existing branch length.  
28 - Cut back/prune lateral branches N of crown only by no more than 1.5m of existing branch length.  
37 - Cut back/prune lateral branches S of crown only by no more than 1.5m of existing branch length.  
38 - Cut back/prune lateral branches NE/NW of crown only by no more than 2m of existing branch length.  
39 - Cut back/prune lateral branches S of crown only by no more than 1.5m of existing branch length.  
(TPO 3, 2001 & 28,1989)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02855/HSE  
Location : 12 Purley Rise  
Purley  
CR8 3AW

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

Proposal : Alterations, including erection of a single storey rear extension, associated excavation and conversion of garage to a habitable room.

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02868/TRE  
Location : 31 Selcroft Road  
Purley  
CR8 1AG

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

Proposal : 1 x Ash - Reduce lateral crown spread by 2.5m, raise crown to 4m from ground.  
1 x Copper Beech - Crown thin by 10%, reduce longer lateral branches by 2m  
(TPO 18, 2000)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02895/HSE  
Location : 4 Hartley Way  
Purley  
CR8 4EG

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

Proposal : Erection of a single storey side extension.

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02992/LP

**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 219 Brighton Road  
Purley  
CR8 4HF  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a rear dormer, including three rooflights to the main front roofslope.

Date Decision: 04.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02994/DISC  
Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (SUDS) attached to planning permission ref. 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: 22.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03043/CAT  
Location : 16 Woodcote Lane  
Purley  
CR8 3HA  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : Horse Chestnut (T1) - Crown Reduce 3.5metres

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03067/PA8  
Location : Land At Foxley Lane (Fronting 97 Foxley  
Lane)  
Purley  
CR8 3HP  
Ward : **Purley And Woodcote**  
Type: Telecommunications Code  
System operator

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : The proposed installation of 13m Elara streetworks pole (painted fir green), supporting 3 no antennas within a shroud, 2 no antennas, addition of 1 no York Cabinet and 1 no Shire cabinet

Date Decision: 18.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03099/TRE  
Location : 30B Peaks Hill  
Purley  
CR8 3JF

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

Proposal : T1 Beech - Crown Reduce 1.5m and crown lift to 4m from ground level  
T2 Sycamore - Crown Reduce 1.5m and crown lift to 4m from ground level  
T3 Sycamore - Crown reduce up to 1.5m and crown lift to 4m above ground level  
T4 Sycamore - Fell  
T5 Horse Chestnut - Crown Reduce up to 2m and crown lift to 4m above ground  
T6 Sycamore - Fell  
T7 Horse Chestnut - Crown reduce by 2.5m in height and 1.5m on all lateral branches including a 4m crown lift from ground  
T8 Beech - Crown reduction by 2m all round and crown lift 4m from ground level (TPO 132)

Date Decision: 26.08.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03167/LP  
Location : 36 Oakwood Avenue  
Purley  
CR8 1AQ

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

Proposal : Rear roof extension incorporating a Juliet balcony. Installation of two rooflights to front roof slope and two rooflights to side roof slope

Date Decision: 04.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03192/LP  
**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 138 Godstone Road  
Purley  
CR8 2DF  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion including the erection of dormers to the side and rear of the main roof and above the two storey outrigger, and one rooflight to the front roofslope.

Date Decision: 18.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03227/TRE  
Location : 5 Deacon Close  
Purley  
CR8 3QX  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected  
trees

Proposal : T6 - 3 x Monterey Cypress - To crown raise over the road to 5m plus remove dead wood.  
T7 - Walnut - To shorten lowest Limb over the road by 3m, to include laterals over the lawn.  
T8 - Acacia - To raise to 5m over the road and remove major dead wood.  
(TPO no. 18, 2014)

Date Decision: 02.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03369/CAT  
Location : Lombardy  
Promenade De Verdun  
Purley  
CR8 3LN  
Ward : **Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : T1 and T2 Yew - Cut back to boundary

Date Decision: 02.09.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03434/DISC  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Type: Discharge of Conditions

Proposal : Discharge of Condition 25 (carbon dioxide emissions) attached to planning permission 18/04720/FUL for 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: 06.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02539/HSE  
Location : 115 Mitchley Avenue  
South Croydon  
CR2 9HP  
Ward : **Sanderstead**  
Type: Householder Application  
Proposal : Alterations and erection of two storey side extension and single storey rear extension.

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05418/DISC  
Location : 3 - 5 Harewood Gardens  
South Croydon  
CR2 9BU  
Ward : **Sanderstead**  
Type: Discharge of Conditions  
Proposal : Discharge of Conditions 6 (Landscaping), 8 (EVCP), 9 (Cycle and refuse) and 14 (Refuse management plan) attached to planning permission 20/03366/FUL for Demolition of two family dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 29.07.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06339/FUL  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 11 Blacksmiths Hill Type: Full planning permission  
South Croydon  
CR2 9AZ  
Proposal : Construction of 3 houses on land to the side and rear of 11 Blacksmiths Hill

Date Decision: 09.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00451/HSE Ward : **Sanderstead**  
Location : 53 The Woodfields Type: Householder Application  
South Croydon  
CR2 0HJ

Proposal : Alterations; erection of hip to gable roof extension with raised ridge height and rear dormer. Erection of front dormer and 2 velux windows in front roofslope. Conversion of garage to habitable room with new pitched roof and changes to fenestration.

Date Decision: 01.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00499/HSE Ward : **Sanderstead**  
Location : 9 Sanderstead Hill Type: Householder Application  
South Croydon  
CR2 0HB

Proposal : Alterations including the erection of a rear dormer, including three rooflights to the front roofslope and two rooflights to the rear roofslope, front porch and an outbuilding to the rear garden.

Date Decision: 02.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00622/HSE Ward : **Sanderstead**  
Location : 11 Glebe Hyrst Type: Householder Application  
South Croydon  
CR2 9JG

Proposal : Alterations and erection of single and two-storey extensions.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01222/HSE  
Location : 14 Sundown Avenue  
South Croydon  
CR2 0RP

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of first floor side extension and conversion of garage into habitable space; with alterations

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01227/HSE  
Location : 11 West Hill  
South Croydon  
CR2 0SB

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of single storey side extension.

Date Decision: 20.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01420/HSE  
Location : 79 Hyde Road  
South Croydon  
CR2 9NS

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations, erection of single/two storey side extension and raised patio/platform at rear with steps

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01624/HSE

**Ward : Sanderstead**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 8 Hill Barn  
South Croydon  
CR2 0RU  
Type: Householder Application

Proposal : Erection of two storey-side extension, first floor rear extension and single storey rear extension. Associated excavation for level changes to rear garden including alterations.

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01915/DISC  
Location : 2-4 Addington Road  
South Croydon  
CR2 8RB  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (Landscaping) associated with application 20/00107/FUL: Demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 off-street car parking spaces, access, cycle and refuse storage and landscaping.

Date Decision: 16.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01939/HSE  
Location : 41 Rectory Park  
South Croydon  
CR2 9JR  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 31.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02204/DISC  
Location : 2 Shaw Crescent  
South Croydon  
CR2 9JA  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of Condition 7 (Landscaping) attached to planning permission 21/04742/FUL for Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Date Decision: 26.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02246/HSE  
Location : 21 Ellesmere Drive  
South Croydon  
CR2 9EH

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Demolition of existing garage and single storey rear addition, and erection of a single storey side and rear extension.

Date Decision: 02.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02247/HSE  
Location : 18 Downsway  
South Croydon  
CR2 0JA

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations to existing house, erection of front extension, two storey side and single/two storey rear extension, dormer extension on rear roof slope, raised patio area with steps at rear and detached outbuilding at rear.

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02295/HSE  
Location : 28 Orchard Road  
South Croydon  
CR2 9LU

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of porch extension, single storey rear extension, first floor rear extension and rear dormer; includes alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 26.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02303/HSE  
Location : 9 Briton Crescent  
South Croydon  
CR2 0JN

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Erection of new front boundary wall with metal fencing between the pillars and metal gates.

Date Decision: 26.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02326/LP  
Location : 15 Sandhurst Close  
South Croydon  
CR2 0AD

**Ward : Sanderstead**  
Type: LDC (Proposed) Operations  
edged

Proposal : Proposed conversion of garage to habitable space; includes alterations

Date Decision: 27.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02328/DISC  
Location : 50 Glebe Hyrst  
South Croydon  
CR2 9JF

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

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: 22.08.22

**Not approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Land Development Site Former Site Of                      Type: Discharge of Conditions  
3 - 5 Harewood Gardens  
South Croydon  
CR2 9BU

Proposal : Discharge of Condition 7 (SUDS) attached to planning permission 20/03366/FUL for  
Demolition of two family dwellinghouses and erection of 8x semi-detached houses with  
associated access, car parking, cycle and refuse storage.

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02723/HSE    **Ward : Sanderstead**  
Location : 56 Leighton Gardens    Type: Householder Application  
South Croydon  
CR2 9DY

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

Date Decision: 18.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02782/HSE    **Ward : Sanderstead**  
Location : 5 Morley Road    Type: Householder Application  
South Croydon  
CR2 0EN

Proposal : Alterations including erection of a two storey side and rear extension, side infill extension  
at first floor level, raised decking and four rooflights.

Date Decision: 26.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02787/HSE    **Ward : Sanderstead**  
Location : 17 Beechwood Road    Type: Householder Application  
South Croydon  
CR2 0AE

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Installation of two rooflights to the front roof slope. Installation of two rooflights to the side roof slope. Installation of two rooflights to the rear roof slope.

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02792/PAD  
Location : 1 Addington Road  
South Croydon  
CR2 8RE

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

Proposal : Prior notification of the proposed demolition of dwelling and garage at 1 Addington Road

Date Decision: 02.08.22

**Prior approval not required**

Level: Delegated Business Meeting

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Ref. No. : 22/02926/TRE  
Location : 43A Upper Selsdon Road  
South Croydon  
CR2 8DG

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

Proposal : The tree in question is identified on the plan.  
80% of the tree fell during the storms of 20th Feb 2022, the remaining section needs to be removed.

Date Decision: 28.07.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02989/HSE  
Location : 16 Rectory Park  
South Croydon  
CR2 9JN

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Extension to the existing front porch; erection of a two storey rear extension.  
(Amendment to planning permission ref. 22/01898/HSE).

Date Decision: 05.09.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03047/GPDO  
Location : 2 Mitchley View  
South Croydon  
CR2 9HQ

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

Proposal : Erection of a single storey rear extension projecting out 5.7 metres from the rear wall of the original house with a height to the eaves of 3.09 metres and a maximum height of 3.24 metres

Date Decision: 01.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03120/HSE  
Location : 46 Arkwright Road  
South Croydon  
CR2 0LL

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Alterations, single storey side extension.

Date Decision: 09.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03165/GPDO  
Location : 62 The Ridge Way  
South Croydon  
CR2 0LF

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

Proposal : Erection of two additional storeys over dwelling (Prior Approval under Schedule 1, Part 2, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 07.09.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03179/GPDO

**Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 8 Mitchley View  
South Croydon  
CR2 9HQ

Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 08.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03218/PDO

Location : O/S Sanderstead Hall  
Purley Oaks Road  
South Croydon  
CR2 0NR

Ward : **Sanderstead**

Type: Observations on permitted  
development

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

Date Decision: 18.08.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03464/LP

Location : 68 Hyde Road  
South Croydon  
CR2 9NQ

Ward : **Sanderstead**

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 01.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/01629/HSE

Location : 197 Addington Road  
South Croydon  
CR2 8LN

Ward : **Selsdon And Addington  
Village**

Type: Householder Application



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Single storey side/rear extension (following demolition of existing outbuilding) and alterations to existing patio and steps.

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00952/FUL **Ward : Selsdon And Addington Village**

Location : Heathfield  
Coombe Lane  
Croydon  
CR0 5RH  
Type: Full planning permission

Proposal : Continued use of Heathfield House for educational purposes (Class F1) for Special Educational Needs School with part of the adjacent garden area to provide recreational space for students. Works include new internal doorway, other internal alterations, the erection of fencing around proposed external play areas and other ancillary outdoor space, signage, landscaping/tree works and improvements to existing public car park and pedestrian pathway.

Date Decision: 08.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01030/HSE **Ward : Selsdon And Addington Village**

Location : 25 Featherbed Lane  
Croydon  
CR0 9AE  
Type: Householder Application

Proposal : Conversion of the garage into habitable room; Demolition of the existing conservatory; Erection of a two storey side extension and single storey wrap around/rear extension; Single storey front extension.

Date Decision: 02.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01671/HSE **Ward : Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 24 Littleheath Road  
South Croydon  
CR2 7SA  
Type: Householder Application

Proposal : Alterations; erection of single storey side/rear extension.

Date Decision: 16.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01960/HSE  
Ward : **Selsdon And Addington Village**

Location : 57 Chapel View  
South Croydon  
CR2 7LJ  
Type: Householder Application

Proposal : Demolition and erection of a two storey side extension and single storey rear extension

Date Decision: 07.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02050/HSE  
Ward : **Selsdon And Addington Village**

Location : 44 Byron Road  
South Croydon  
CR2 8DY  
Type: Householder Application

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

Date Decision: 02.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02051/HSE  
Ward : **Selsdon And Addington Village**

Location : 44 Byron Road  
South Croydon  
CR2 8DY  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 02.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02137/HSE **Ward : Selsdon And Addington Village**

Location : 43 Tedder Road  
South Croydon  
CR2 8AR Type: Householder Application

Proposal : Erection of wrap around extension including single storey front extension, two-storey side and rear extension and single storey rear extension

Date Decision: 02.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02167/DISC **Ward : Selsdon And Addington Village**

Location : 55 Crest Road  
South Croydon  
CR2 7JR Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Materials), 4 (Cycle and refuse), 6 (Tree protection), 7 (Landscaping), 9 (Ecology mitigation), 10 (Biodiversity Enhancement) and 12 (CLP) attached to planning permission 20/06710/FUL for Erection of a terrace of 4 two storey three bedroom houses with accommodation within the roof space at rear fronting Croham Valley Road, with associated refuse and cycle provision and landscaping.

Date Decision: 16.08.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02225/DISC **Ward : Selsdon And Addington Village**

Location : 6 - 8 The Gallop  
South Croydon  
CR2 7LP Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of condition numbers 6 (biodiversity), 7 (landscaping), 9 (materials) and 11 (drainage strategy) attached to planning permission ref. 21/00816/FUL (Demolition of existing pair of bungalows and replacement with 9 dwelling houses. Formation of vehicular access to the front of the site).

Date Decision: 24.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02383/HSE **Ward : Selsdon And Addington Village**  
Location : 15 Mountwood Close **Type: Householder Application**  
South Croydon  
CR2 8RJ

Proposal : Demolition of detached garage and rear conservatory. Erection of single storey side/rear wrap around extension. Loft conversion with alterations to roof and insertion of rooflights with associated works. (Retrospective application)

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02581/HSE **Ward : Selsdon And Addington Village**  
Location : 19 Ingham Road **Type: Householder Application**  
South Croydon  
CR2 8LT

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

Date Decision: 04.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02646/LP **Ward : Selsdon And Addington Village**  
Location : 19 York Road **Type: LDC (Proposed) Operations edged**  
South Croydon  
CR2 8NR



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 110 Farley Road  
South Croydon  
CR2 7NE

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.34 metres and a maximum height of 3.66 metres

Date Decision: 19.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02764/HSE

Ward : **Selsdon And Addington  
Village**

Location : 1 Herondale  
South Croydon  
CR2 8SN

Type: Householder Application

Proposal : Erection of single storey side extension

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02923/GPDO

Ward : **Selsdon And Addington  
Village**

Location : 16 Mountwood Close  
South Croydon  
CR2 8RJ

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 2.4 metres and a maximum height of 3.3 metres

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02995/NMA

Ward : **Selsdon And Addington  
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 8 Riesco Drive  
Croydon  
CR0 5RS  
Type: Non-material amendment

Proposal : Non material amendments to PP 22/00077/HSE (Demolition of existing right side car port; alterations and erection of single storey side and two storey rear extension).

Date Decision: 11.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03277/CAT  
Ward : **Selsdon And Addington Village**

Location : New Addington Police Station  
Addington Village Road  
Croydon  
CR0 5AQ  
Type: Works to Trees in a Conservation Area

Proposal : T1361 Yew; Fell to ground level.

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03319/PDO  
Ward : **Selsdon And Addington Village**

Location : Telecommunications Mast At Water Tower  
Edgecombe  
South Croydon  
CR2 8AA  
Type: Observations on permitted development

Proposal : Installation of the following 4G electronic communications apparatus: addition of a cabinet on the existing foundation, removal of 3 MHA's to be replaced by 3 no. like for like MHA's and ancillary works.

Date Decision: 01.09.22

**No Objection**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of Conditions 3 (CLP) and 15 (Biodiversity) attached to planning permission 20/05474/FUL For Demolition of single-family dwellinghouse and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom.

Date Decision: 04.08.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02464/PA8  
Location : O/S Supermarket, 130 Addington Road  
South Croydon  
CR2 8LA  
Ward : **Selsdon Vale And Forestdale**  
Type: Telecommunications Code  
System operator

Proposal : Erection of telecommunications apparatus consisting of a monopole and equipment cabinets.

Date Decision: 03.08.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02567/DISC  
Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (construction logistics plan) attached to planning permission for 21/02468/FUL for the Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations; approved on 05.08.2021.

Date Decision: 01.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02593/DISC  
Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Discharge of condition 6 PART A ONLY (external facing materials) attached to planning permission for 21/02468/FUL for the Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations; approved on 05.08.2021.

Date Decision: 01.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02656/ADV  
Location : Bus Shelter Outside 222-224  
Addington Road  
South Croydon  
CR2 8LD

**Ward : Selsdon Vale And Forestdale**  
Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 19.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02659/ADV  
Location : Bus Shelter Opposite 145-147  
Selsdon Park Road  
South Croydon

**Ward : Selsdon Vale And Forestdale**  
Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 19.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02690/GPDO  
Location : 65 Benhurst Gardens  
South Croydon  
CR2 8NY

**Ward : Selsdon Vale And Forestdale**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.63 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 04.08.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/02717/HSE  
Location : 152 Benhurst Gardens  
South Croydon  
CR2 8NW

**Ward : Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Installation of ramp to the front and side/rear of the dwelling; alterations to existing boundary fence to include a gated pedestrian access side access.

Date Decision: 19.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02741/TRE  
Location : 14A Woodland Gardens  
South Croydon  
CR2 8PH

**Ward : Selsdon Vale And Forestdale**  
Type: Consent for works to protected trees

Proposal : T1 - Sycamore - To crown reduce to previous reduction points (approximately 2.5m off height & spread) Repeat works (TPO 29, 2013)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/02918/NMA  
Location : 119 Old Farleigh Road  
South Croydon  
CR2 8QD

**Ward : Selsdon Vale And Forestdale**  
Type: Non-material amendment

Proposal : Non-material amendment (Plots 1-3: elevational changes, and single storey rear extension; changes to rooflights. Plots 4 and 5: set back from rear boundary of the site; elevational changes to correspond with internal changes; alterations to rooflights.) linked to planning application 20/01470/FUL for the demolition of existing bungalow and erect a terrace of 3 x three bedroom houses with shared access and drive way using the existing entrance from Old Farleigh Road and 2 x one bedroom house to the rear accessed via the existing entrance and via under croft.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 29.07.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03292/DISC

**Ward : Selsdon Vale And Forestdale**

Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL

Type: Discharge of Conditions

Proposal : Discharge of condition 7 (landscaping) attached to planning permission for 21/02468/FUL for the Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations; approved on 05.08.2021.

Date Decision: 09.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03459/DISC

**Ward : Selsdon Vale And Forestdale**

Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL

Type: Discharge of Conditions

Proposal : Discharge of condition 5 (SuDS) attached to planning permission for 21/02468/FUL for the Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations; approved on 05.08.2021.

Date Decision: 08.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02913/FUL

**Ward : Selhurst**

Location : 15-19 Selhurst Road  
South Norwood  
London  
SE25 5PP

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of ground floor and part first floor rear extensions to the rear of No.19 in order to create two additional flats, with associated site alterations

Date Decision: 10.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/04688/FUL

Ward : **Selhurst**

Location : 78 Windmill Road  
Croydon  
CR0 2XP

Type: Full planning permission

Proposal : Erection of 2 buildings at rear, part two storey and part three storey, in a tandem courtyard arrangement, comprising of 9 flats, with refuse storage, cycle storage, and landscaping amenity.

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05650/FUL

Ward : **Selhurst**

Location : 192 Whitehorse Road  
Croydon  
CR0 2LA

Type: Full planning permission

Proposal : Demolition of the rear garage and erection of a new two storey dwelling fronting Beaconsfield Road

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00671/CONR

Ward : **Selhurst**

Location : 35 Thornhill Road  
Croydon  
CR0 2XZ

Type: Removal of Condition

Proposal : Variation of Condition 3 (Number of Occupants) attached to 21/01579/FUL for "Retrospective application to retain change of use from small HMO (Use Class C4) to 7 bedroom HMO (Use Class Sui Generis)"

Date Decision: 01.08.22

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Selhurst Sports Arena  
Dagnall Park  
South Norwood  
London  
SE25 5PH

Type: Full planning permission

Proposal : Demolition of existing single storey changing facility and removal of site management office. Erection of 2-storey multi-purpose sports pavilion with changing room facilities and associated works.

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01838/FUL  
Location : First Floor Flat  
26 Lodge Road  
Croydon  
CR0 2PB

Ward : **Selhurst**  
Type: Full planning permission

Proposal : Alterations, erection of L-shaped rear dormer extension and provision of 2 rooflights in front roofslope

Date Decision: 02.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02074/HSE  
Location : 41 Northcote Road  
Croydon  
CR0 2HY

Ward : **Selhurst**  
Type: Householder Application

Proposal : Ground floor rear infill extension and a rear dormer extension to the roof with skylights to the front slope

Date Decision: 28.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02284/PA8  
Ward : **Selhurst**





**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03354/DISC **Ward : Selhurst**  
Location : 170 Whitehorse Road Type: Discharge of Conditions  
Croydon  
CR0 2LA

Proposal : Discharge Condition 3 (Facing Materials) attached to planning permission ref. 20/00350/FUL for 'Erection of a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works'

Date Decision: 26.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03563/LP **Ward : Selhurst**  
Location : 107 St James's Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 2UW

Proposal : Conversion of loft to habitable space with erection of L-shaped dormer and installation of x3 skylights to the front roof slope.

Date Decision: 26.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 21/03518/FUL **Ward : Shirley North**  
Location : 13 Gladeside Type: Full planning permission  
Croydon  
CR0 7RL

Proposal : Demolition of existing dwelling and erection of a two-storey detached building with accommodation in roof space comprising 6 flats and provision of associated landscaping, car parking, refuse and cycle storage.

Date Decision: 23.08.22

**Permission Refused**

Level: Delegated Business Meeting

Ref. No. : 21/05858/FUL **Ward : Shirley North**  
Location : 185 Long Lane Type: Full planning permission  
Croydon  
CR0 7TE  
Proposal : Conversion of single dwelling into 2no. residential units, including a single storey side/rear extension, a hip to gable loft extension with rear dormer extension and 1no. front rooflight, and associated alterations.

Date Decision: 28.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00726/FUL **Ward : Shirley North**  
Location : 77 Woodmere Avenue Type: Full planning permission  
Croydon  
CR0 7PX

Proposal : Demolition of single family dwelling and garage to facilitate the erection of a detached 2-storey building with accommodation in the roof space, comprising of 7 self-contained apartments with intergraded bike store and 8 off street car parking spaces.

Date Decision: 18.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01185/FUL **Ward : Shirley North**  
Location : 187 Shirley Road Type: Full planning permission  
Croydon  
CR0 8SA

Proposal : Conversion of the Property into 5 Self-contained Flats, including the construction of a Ground Floor Rear Extension and Associated External Alterations

Date Decision: 11.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01770/HSE **Ward : Shirley North**  
Location : 285 The Glade Type: Householder Application  
Croydon  
CR0 7UQ



**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/01954/HSE  
Location : 3 Orchard Grove  
Croydon  
CR0 7NH  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Single storey rear extension, upward extension to create first floor, and single storey front extension (porch)

Date Decision: 02.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01957/LP  
Location : 100 The Glade  
Croydon  
CR0 7QE  
Ward : **Shirley North**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 22.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02118/HSE  
Location : 40 Longhurst Road  
Croydon  
CR0 7AS  
Ward : **Shirley North**  
Type: Householder Application

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

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02288/HSE  
Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 14 Shirley Avenue  
Croydon  
CR0 8SG  
Type: Householder Application

Proposal : Demolition of existing rear extension and erection of single storey rear extension and rear box dormer

Date Decision: 22.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02313/HSE  
Location : 18 Basil Gardens  
Croydon  
CR0 8XE  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Garage conversion into a utility room and a shower room

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02332/HSE  
Location : 16 Fairhaven Avenue  
Croydon  
CR0 7RX  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Erection of timber gazebo (Retrospective application)

Date Decision: 26.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02335/HSE  
Location : 8 Fairway Close  
Croydon  
CR0 7SH  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Erection of single-storey rear extension and a rear terrace, front entrance canopy.  
Erection of two-storey side extension following demolition of existing garage.

Date Decision: 09.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02568/HSE  
Location : 59 Coleridge Road  
Croydon  
CR0 7BS

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

Proposal : Proposed external accessible ramps to front and rear gardens.

Date Decision: 11.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02613/HSE  
Location : 1 The Glade  
Croydon  
CR0 7QG

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

Proposal : Erection of single storey side and rear extension.

Date Decision: 12.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02698/HSE  
Location : 21 Ridgemount Avenue  
Croydon  
CR0 8TR

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

Proposal : Erection of single storey rear extension.

Date Decision: 18.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02713/FUL

Ward : **Shirley North**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 31B Woodmere Avenue  
Croydon  
CR0 7PG  
Type: Full planning permission

Proposal : Conversion of existing dwelling into two new dwellings. Erection of single-storey rear extension following demolition of conservatory.

Date Decision: 22.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02720/NMA  
Location : 117 The Glade  
Croydon  
CR0 7QP  
Ward : **Shirley North**  
Type: Non-material amendment

Proposal : Non-material amendment to PP 21/01754/HSE for 'Alterations to garage for use as a habitable room and erection of single storey rear extension'.

Date Decision: 22.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02799/TRE  
Location : 4 Piper's Gardens  
Croydon  
CR0 7LY  
Ward : **Shirley North**  
Type: Consent for works to protected trees

Proposal : T1 Ash tree - Crown reduce by 2.5m and remove hung up limb  
T2 Hawthorn tree - Crown reduce by 2m  
T3 Ash tree - Crown reduce 2.5m  
(TPO 24, 1985)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/02837/GPDO  
Location : 26 Lorne Gardens  
Croydon  
CR0 7RY  
Ward : **Shirley North**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

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 2.9 metres and a maximum height of 3.4 metres

Date Decision: 19.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03018/LP

**Ward : Shirley North**

Location : 51 Verdayne Avenue  
Croydon  
CR0 8TW

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable roof extension and rear dormer. Installation of two front rooflights and a first floor side window

Date Decision: 07.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03019/HSE

**Ward : Shirley North**

Location : 51 Verdayne Avenue  
Croydon  
CR0 8TW

Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing lean-to.

Date Decision: 07.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03050/GPDO

**Ward : Shirley North**

Location : 10 Orchard Rise  
Croydon  
CR0 7QY

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 2.8 metres

Date Decision: 01.09.22







Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 175 Devonshire Way  
Croydon  
CR0 8BZ  
Type: Householder Application

Proposal : Demolition of existing rear and side extensions. Garage conversion into habitable room.  
Erection of front porch and single storey rear and side wrap around extension with associated works.

Date Decision: 20.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01974/LP  
Location : 175 Devonshire Way  
Croydon  
CR0 8BZ  
Ward : **Shirley South**  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 19.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02128/LP  
Location : 31 East Way  
Croydon  
CR0 8AH  
Ward : **Shirley South**  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of rear box dormer

Date Decision: 02.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02224/HSE  
Location : 54 Oaks Road  
Croydon  
CR0 5HL  
Ward : **Shirley South**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of two-storey side and rear extension. Alterations to fenestration. Erection of outbuilding.

Date Decision: 22.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02408/HSE  
Location : 30 Spring Park Avenue  
Croydon  
CR0 5EG

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

Proposal : Erection of single-storey rear extension, alterations to fenestration. Garage conversion. Extended patio to the rear.

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02425/HSE  
Location : 140 Shirley Way  
Croydon  
CR0 8PF

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

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

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02426/HSE  
Location : 193 Devonshire Way  
Croydon  
CR0 8BZ

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

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

Date Decision: 19.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02569/HSE  
Location : 38 Sandpits Road  
Croydon  
CR0 5HG

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

Proposal : Erection of single storey rear extension (retrospective application)

Date Decision: 05.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02678/ADV  
Location : Bus Shelter Outside 146-148  
Upper Shirley Road  
Croydon  
CR0 5HA

**Ward :** Shirley South  
**Type:** Consent to display advertisements

Proposal : Advertising as part of a new bus shelter

Date Decision: 19.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02966/HSE  
Location : 42 Bennetts Way  
Croydon  
CR0 8AA

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

Proposal : Erection of single storey rear extension

Date Decision: 08.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02983/GPDO

**Ward :** Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 63 Links View Road  
Croydon  
CR0 8ND

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height of 3.3 metres

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03094/DISC

Location : Trinity School Of John Whitgift  
Shirley Road  
Croydon  
CR0 7ER

Ward : **Shirley South**

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (window details) of variation application 22/00652/NMA in regard to planning permission 19/04763/FUL dated 13/02/2020 for Second floor/roof extension to the existing Turner Building to provide 8 classrooms as well as some office and storage spaces including alterations to the proposed fenestration.

Date Decision: 22.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03095/NMA

Location : Trinity School Of John Whitgift  
Shirley Road  
Croydon  
CR0 7ER

Ward : **Shirley South**

Type: Non-material amendment

Proposal : Non-material amendment to planning application 19/04763/FUL granted for second floor/roof extension to the existing Turner Building to provide 8 classrooms as well as some office and storage spaces including alterations to the proposed fenestration (to amend window positions and openings to reflect building regulations).

Date Decision: 22.08.22

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Retrospective planning application for the retention of a free standing, single storey garage and workshop unit on the rear parking space of 196 Brighton Road (use class B2 (General Industrial) for the garage and workshop and B1(a) (Offices) for the office/showroom.

Date Decision: 23.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/02863/FUL  
Location : 270 Selsdon Road  
South Croydon  
CR2 7AA  
Proposal : Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising 9 units. Provision of associated parking, landscaping, amenity space, refuse and cycle storage.

Ward : **South Croydon**  
Type: Full planning permission

Date Decision: 22.07.22

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

Level: Planning Committee

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Ref. No. : 21/04386/ADV  
Location : Bus Shelter Opposite 111 - 113 Brighton Road  
South Croydon  
CR2 6EE  
Proposal : Advertising as part of a new bus shelter.

Ward : **South Croydon**  
Type: Consent to display advertisements

Date Decision: 22.07.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 21/04415/ADV  
Location : Outside 414 Brighton Road  
South Croydon  
CR2 6EW  
Proposal : Small format digital display freestanding sign

Ward : **South Croydon**  
Type: Consent to display advertisements

Date Decision: 22.07.22

**Consent Granted (Advertisement)**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 21/04966/FUL **Ward : South Croydon**  
Location : 57 Croham Road **Type: Full planning permission**  
South Croydon  
CR2 7HE  
Proposal : Erection of a single storey rear extension and enclosure of a store to create a bathroom  
Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05346/DISC **Ward : South Croydon**  
Location : Land To Rear Of 23 And 25 Normanton Road **Type: Discharge of Conditions**  
South Croydon  
CR2 7AE  
Proposal : Discharge of condition 5 (landscaping and biodiversity) attached to planning permission ref: 20/02352/FUL for the construction of a four-storey building, including basement and roof accommodation, to accommodate 9 flats, under-croft vehicle and cycle parking, refuse store, vehicular access from existing parking area and landscaping. approved on 26.03.2021.  
Date Decision: 05.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05664/OUT **Ward : South Croydon**  
Location : Rear Of 35 & 37 Croham Valley Road **Type: Outline planning permission**  
South Croydon  
CR2 7JF  
Proposal : Outline application for the consideration of access, appearance, layout and scale only in relation to the erection of two buildings comprising of a total of 4 semi-detached houses, formation of vehicular access and provision of associated parking, refuse and bicycle storage fronting Ballards Rise  
Date Decision: 06.09.22

**Permission Refused**

Level: Planning Committee - Minor Applications



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 6 Croham Park Avenue  
South Croydon  
CR2 7HH  
Type: Householder Application

Proposal : Proposed demolition of porch and part of rear extension. Alterations to existing roof to include an increased height to the ridge, Erection of single/two storey front/rear extension with loft extension and dormer windows in the front and rear roofspaces.

Date Decision: 03.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01986/HSE  
Location : 23 Croham Valley Road  
South Croydon  
CR2 7JE  
Type: Householder Application  
**Ward : South Croydon**

Proposal : Erection of single-storey front, side and rear extension following demolition of detached garage. Alterations to land levels.

Date Decision: 28.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01993/HSE  
Location : 18 Bynes Road  
South Croydon  
CR2 0PR  
Type: Householder Application  
**Ward : South Croydon**

Proposal : Erection of a single-storey front extension.

Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02140/FUL  
Location : Flat 2B  
17 Birdhurst Road  
South Croydon  
CR2 7EF  
Type: Full planning permission  
**Ward : South Croydon**

Proposal : Installation of two new windows (one for bathroom and one for kitchen) to apartment in building block.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 19.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02141/HSE  
Location : 142 Brighton Road  
South Croydon  
CR2 6AE

**Ward :** South Croydon  
Type: Householder Application

Proposal : Demolition of existing detached rear garage and erection of a replacement larger garage with Home Office space.

Date Decision: 19.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02158/FUL  
Location : Garages Adjoining 27  
Helder Street  
South Croydon  
CR2 6HT

**Ward :** South Croydon  
Type: Full planning permission

Proposal : Demolition of 3no. garages at the rear of Nos. 172A - 174A (facing on Helder Street) and erection of one two-storey 4-bed house; including associated works.

Date Decision: 08.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02235/HSE  
Location : 24 Heathfield Road  
Croydon  
CR0 1ES

**Ward :** South Croydon  
Type: Householder Application

Proposal : Alterations; erection of two storey rear extension and patio with associated landscaping.

Date Decision: 22.07.22

**Permission Refused**

Level: Delegated Business Meeting

Ref. No. : 22/02252/NMA  
Location : 1 Witherby Close  
Croydon  
CR0 5SU  
**Ward : South Croydon**  
Type: Non-material amendment

Proposal : Non-material amendment (alterations to the side/rear extension) linked to planning application 21/05052/HSE for the construction of part two storey side extension and part single storey side/rear extension

Date Decision: 26.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02264/HSE  
Location : 95 Avondale Road  
South Croydon  
CR2 6JF  
**Ward : South Croydon**  
Type: Householder Application

Proposal : Erection of a two-storey rear extension

Date Decision: 22.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02369/HSE  
Location : 11 Winchelsey Rise  
South Croydon  
CR2 7BP  
**Ward : South Croydon**  
Type: Householder Application

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

Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02374/HSE  
Location : 28 Carlton Avenue  
South Croydon  
CR2 0BY  
**Ward : South Croydon**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Erection of part single part two-storey side extension

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02468/LP

**Ward : South Croydon**

Location : 37 Manor Way  
South Croydon  
CR2 7BT

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope. Garage conversion to a storage room and gym room with associated works. Alterations to fenestrations to rear elevation.

Date Decision: 08.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02476/GPDO

**Ward : South Croydon**

Location : Flat 1A  
10 Ledbury Place  
Croydon  
CR0 1ET

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

Proposal : Alterations and conversion to form 1 x one bedroom flat (Class MA, Schedule 2, Part 3 of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date Decision: 05.08.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02535/HSE

**Ward : South Croydon**

Location : 436 Selsdon Road  
South Croydon  
CR2 0DF

Type: Householder Application

Proposal : Retention of garage and outbuilding, use of roof as external amenity space and erection of pergola and privacy screening.

Date Decision: 08.09.22



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

---

Ref. No. : 22/02620/FUL  
Location : 93 Blenheim Park Road  
South Croydon  
CR2 6BL  
Proposal : Erection of a part single-storey, part two-storey 3-bed dwellinghouse.

Ward : **South Croydon**  
Type: Full planning permission

Date Decision: 04.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02697/HSE  
Location : 10 Regent's Close  
South Croydon  
CR2 7BW  
Proposal : Demolition of existing garage. Erection of two-storey side extension and single storey rear/side extension with association works.

Ward : **South Croydon**  
Type: Householder Application

Date Decision: 06.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02824/HSE  
Location : 14A Normanton Road  
South Croydon  
CR2 7AR  
Proposal : Erection of two-storey side extension following demolition of garage. Alteration of hipped roof to a gabled-end roof.

Ward : **South Croydon**  
Type: Householder Application

Date Decision: 26.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02883/LE  
Location : Flat 1  
7 Ledbury Road  
Croydon  
CR0 1EP  
Proposal : LDC (Existing) Use edged

Ward : **South Croydon**  
Type: LDC (Existing) Use edged





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 1-7 Station Road  
South Norwood  
London  
SE25 5AH  
Type: Removal of Condition

Proposal : Variation of condition 1 (drawing numbers) for permission 18/03039/FUL-Change of use from A1 to A3 with ancillary takeaway (A5); alterations to shop front, installation of doors on side elevation (Amended site boundary)

Date Decision: 08.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/06170/HSE  
Location : 13 Court Road  
South Norwood  
London  
SE25 4BN  
Ward : **South Norwood**  
Type: Householder Application

Proposal : Demolition of existing rear extension and erection of front & rear extensions including garage conversion.

Date Decision: 01.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01616/FUL  
Location : 1B Station Road  
South Norwood  
London  
SE25 5AH  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Change of use from a store (Class B8) to a tattoo studio (Class Sui Generis)

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01701/DISC  
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Land Development Site Former Site Of Type: Discharge of Conditions  
5 Dagmar Road  
South Norwood  
London  
SE25 6HZ

Proposal : Details pursuant to the discharge of conditions 16 (CEMP) and 17 (Biodiversity) from  
planning application 21/01032/FUL for 'Demolition of an existing dwelling and  
construction of a new four storey building comprising 8 apartments with associated  
private and communal amenity space, refuse and cycle storage'

Date Decision: 02.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01843/HSE Ward : **South Norwood**  
Location : 35 Holmewood Road Type: Householder Application  
South Norwood  
London  
SE25 6UZ

Proposal : Alterations and erection of a single storey side/rear extension

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02145/FUL Ward : **South Norwood**  
Location : S V S House Type: Full planning permission  
2B Oliver Grove  
South Norwood  
London  
SE25 6EJ

Proposal : Change of use of first floor from offices (Use Class E) to two self-contained flats (Use  
Class C3) and associated external alterations.

Date Decision: 18.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02445/HSE Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 89 Clifton Road  
South Norwood  
London  
SE25 6PX  
Type: Householder Application

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

Date Decision: 04.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02481/GPDO  
Location : 57 Lancaster Road  
South Norwood  
London  
SE25 4BL  
Ward : **South Norwood**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum overall height of 3 metres

Date Decision: 25.07.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02524/FUL  
Location : The Cherry Tree  
32 Station Road  
South Norwood  
London  
SE25 5AG  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Erection of single storey garage for 1 car in pub garden

Date Decision: 07.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02631/HSE  
Location : 111 Holmesdale Road  
South Norwood  
London  
SE25 6JH  
Ward : **South Norwood**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Demolition of the existing rear conservatory and erection of a new ground floor rear extension with pergola

Date Decision: 17.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02846/LP

Ward : **South Norwood**

Location : 36 Sundial Avenue  
South Norwood  
London  
SE25 4BX

Type: LDC (Proposed) Operations  
edged

Proposal : Hip to gable and rear dormer roof extensions and installation of 3 x roof lights on the front roof slope.

Date Decision: 30.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02858/HSE

Ward : **South Norwood**

Location : 36 Sundial Avenue  
South Norwood  
London  
SE25 4BX

Type: Householder Application

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

Date Decision: 31.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02935/DISC

Ward : **South Norwood**

Location : 60 South Norwood Hill  
South Norwood  
London  
SE25 6AQ

Type: Discharge of Conditions

Proposal : Discharge Condition 5 (Fire Safety Statement) attached to planning permission ref. 22/01858/HSE for 'Alterations and extensions to existing outbuilding/garage for use as a self-contained granny annexe'

Date Decision: 20.07.22

**Approved**





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 35A Hythe Road  
Thornton Heath  
CR7 8QQ  
Type: Full planning permission

Proposal : Internal first floor and loft alterations, insertion of rooflights and all associated alterations.

Date Decision: 02.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01910/FUL  
Location : Land Adjacent To 31 Heath Road  
Thornton Heath  
CR7 8NF  
Ward : **Thornton Heath**  
Type: Full planning permission

Proposal : Erection of a two-storey three bedroom detached dwelling.

Date Decision: 01.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02165/OUT  
Location : 138B Northwood Road  
Thornton Heath  
CR7 8HS  
Ward : **Thornton Heath**  
Type: Outline planning permission

Proposal : Outline application (Access, Layout and Scale) for demolition of bungalow and storage buildings, and the erection of pair of semi-detached bungalows

Date Decision: 22.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02173/DISC  
Location : 6-7 Beulah Crescent  
Thornton Heath  
CR7 8JL  
Ward : **Thornton Heath**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Construction Logistics Plan) attached to permission 20/01644/FUL for 'Demolition of existing buildings and erection of three storey building fronting Beulah Crescent and comprising 6 flats, and erection of part three/part four storey at rear comprising 14 flats, formation of vehicle access and provision of associated off-street parking, and provision of associated refuse storage, cycle storage, and landscaping.'



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 04.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. :	22/02211/LP	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	172 Livingstone Road Thornton Heath CR7 8JW	Type:	LDC (Proposed) Operations edged

Proposal : Erection of L shaped dormer to rear, 2 x rooflights to front roof slope, changes to fenestration and re-rendering of property.

Date Decision: 25.07.22

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

Level: Delegated Business Meeting

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Ref. No. :	22/02212/HSE	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	15 Norbury Avenue Thornton Heath CR7 8AH	Type:	Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 04.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. :	22/02213/FUL	<b>Ward :</b>	<b>Thornton Heath</b>
Location :	33A Sandfield Road Thornton Heath CR7 8AW	Type:	Full planning permission

Proposal : Erection of 3-bedroom dwelling adjacent to 33 Sandfield Road, Subdivision of existing rear garden to provide private amenity space. Associated refuse and cycle parking facilities

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	22/02214/HSE	<b>Ward :</b>	<b>Thornton Heath</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 172 Livingstone Road  
Thornton Heath  
CR7 8JW  
Type: Householder Application

Proposal : Demolition of rear extension and erection of single storey side and rear extension with flat roof and two roof lights. Changes to fenestration and removal of chimney

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02360/PA8  
Location : Passmore House  
61-69 Beluah Road  
Croydon  
London  
Surrey  
CR7 8JG  
Ward : **Thornton Heath**  
Type: Telecommunications Code  
System operator

Proposal : The proposed upgrade of an existing base radio station consisting of the proposed installation of 2 no antennas with one being raised 1.22m. The proposed relocation of 3 no antennas, the proposed relocation of 1 no dish, internal cabin upgrades with ancillary development thereto.

Date Decision: 29.07.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02444/DISC  
Location : Development Site Between 23 And 29  
Hythe Road  
Thornton Heath  
CR7 8QQ  
Ward : **Thornton Heath**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials) attached to planning permission 19/02268/CONR for Removal of Condition 5 (Arboricultural Impact Assessment Report) attached to permission 18/01299/FUL for Demolition of existing Scout Hut. Erection of a replacement Scout Building and 4 x three bedroom dwellings with associated landscaping and car parking.

Date Decision: 02.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02661/ADV  
Ward : **Thornton Heath**



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 66 Northwood Road  
Thornton Heath  
CR7 8HQ

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.6 metres

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04295/FUL

Location : 2 Peterwood Way  
Croydon  
CR0 4UQ

Ward : **Waddon**

Type: Full planning permission

Proposal : Extension of warehouse (B8) with associated office space and alterations to the site layout

Date Decision: 25.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00801/FUL

Location : 102A South End  
Croydon  
CR0 1DQ

Ward : **Waddon**

Type: Full planning permission

Proposal : Alterations to existing roof to include erection of dormer extensions in rear roofslope; conversion of first and second floors into 2 self-contained flats.

Date Decision: 02.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01170/ADV

Location : Bus Shelter Opposite 63 Haling Park Road  
South Croydon  
CR2 6ND

Ward : **Waddon**

Type: Consent to display  
advertisements

Proposal : Advertising as part of a new bus shelter.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 30.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. :	22/01171/ADV	<b>Ward :</b>	<b>Waddon</b>
Location :	Bus Shelter Opposite 94 Denning Avenue Croydon CR0 4DF	Type:	Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 30.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. :	22/01173/ADV	<b>Ward :</b>	<b>Waddon</b>
Location :	Bus Shelter Opposite 36 Denning Avenue Croydon CR0 4DE	Type:	Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 30.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. :	22/01492/GPDO	<b>Ward :</b>	<b>Waddon</b>
Location :	27 Stafford Road Croydon CR0 4NG	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: 28.07.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. :	22/01507/HSE	<b>Ward :</b>	<b>Waddon</b>
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Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 360 Purley Way  
Croydon  
CR0 4NY  
Type: Householder Application

Proposal : Erection of single/two storey front/side/rear extension

Date Decision: 07.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01941/FUL  
Location : 2 Peterwood Way  
Croydon  
CR0 4UQ  
Ward : **Waddon**  
Type: Full planning permission

Proposal : Erection of perimeter fencing

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02033/LP  
Location : 16 Ravenswood Road  
Croydon  
CR0 4BL  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 27.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02200/LP  
Location : 104 Stafford Road  
Croydon  
CR0 4NF  
Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of rear box dormer and insertion of rooflights to front  
roofslope

Date Decision: 04.08.22

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

Level: Delegated Business Meeting

Ref. No. : 22/02210/HSE  
Location : 3 Page Crescent  
Croydon  
CR0 4DT

**Ward :** Waddon  
**Type:** Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 19.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02249/HSE  
Location : 4 Waddon Close  
Croydon  
CR0 4JT

**Ward :** Waddon  
**Type:** Householder Application

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

Date Decision: 04.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02258/FUL  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT

**Ward :** Waddon  
**Type:** Full planning permission

Proposal : Relocation of modern pentathlon laser shooting range

Date Decision: 01.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02298/HSE  
Location : 3 Hillside Road  
Croydon  
CR0 4DA

**Ward :** Waddon  
**Type:** Householder Application

Proposal : Erection of single-storey front extension, two-storey side extension, single-storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 05.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02310/HSE **Ward : Waddon**  
Location : 61 Waddon Road **Type: Householder Application**  
Croydon  
CR0 4LH

Proposal : Two storey rear extension, with 2no. rooflights on front roofslope, 4no. on side roofslope, and 2no. on rear roof slope, and associated works.

Date Decision: 21.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02473/GPDO **Ward : Waddon**  
Location : 17 Eland Road **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 4LJ

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 3.8 metres

Date Decision: 27.07.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02488/DISC **Ward : Waddon**  
Location : Land Development Site Former Site Of **Type: Discharge of Conditions**  
2 Barham Road  
South Croydon  
CR2 6LD

Proposal : Discharge of Condition 18 (Playspace) and Condition 19 (Landscaping) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 11.08.22

**Not approved**

Level: Delegated Business Meeting



Ref. No. : 22/02497/GPDO  
Location : 117 Coldharbour Road  
Croydon  
CR0 4DZ

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

Proposal : Erection of a single storey rear extension projecting out 5.2 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 3 metres

Date Decision: 27.07.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02582/FUL  
Location : 358 Purley Way  
Croydon  
CR0 4NY

**Ward :** **Waddon**  
Type: Full planning permission

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

Date Decision: 11.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02629/GPDO  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT

**Ward :** **Waddon**  
Type: Prior Appvl - solar PV  
equipment replace

Proposal : Installation of solar panels on the sports centre roof at Whitgift School, Haling Park Road, South Croydon, CR2 6YT

Date Decision: 16.08.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02841/TRE

**Ward :** **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Unit 4  
500 Purley Way  
Croydon  
CR0 4NZ

Type: Consent for works to protected trees

Proposal : Trees T1-T9 and Trees T17 - T21 reduce to previous pollard points, T10 remove failed limb, Trees T13 & 14 fell due to condition Tree T16 fell to prevent possible damage to property due to proximity. Groups G4 - G8 crown lift to 4 metres measured from ground level.  
(TPO 19, 1990 & 14, 1994)

Date Decision: 28.07.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/02899/LP  
Location : 21 Bates Crescent  
Croydon  
CR0 4ES

Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 04.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02955/HSE  
Location : 21 Bates Crescent  
Croydon  
CR0 4ES

Ward : **Waddon**  
Type: Householder Application

Proposal : Demolition of conservatory. Erection of single storey rear/side wrap around extension and first floor rear extension.

Date Decision: 02.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02957/ADV  
Location : Land Fronting Fiveways  
Croydon  
CR0 4RG

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

Proposal : Freestanding 3.5 metre high non-illuminated totem sign

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 25.08.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02979/GPDO  
Location : 21 Bates Crescent  
Croydon  
CR0 4ES

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

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

Date Decision: 24.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/04495/CONR  
Location : Development Site Former Site Of  
19 - 23 Clifford Road  
South Norwood  
London  
SE25 5JJ

**Ward : Woodside**  
Type: Removal of Condition

Proposal : Retention of Alterations and Variation to Condition 1 - Approved Drawings - of Planning Permission 17/06263/FUL for Alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 28.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00313/FUL  
Location : 10 Portland Road  
South Norwood  
London  
SE25 4PF

**Ward : Woodside**  
Type: Full planning permission

Proposal : Alterations to existing building to mixed use development, 2 x 1 bedroom flats above class E unit. Change of use of first and second floor.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Date Decision: 26.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00643/HSE  
Location : 23 Lindfield Road  
Croydon  
CR0 6HN  
Proposal : Loft conversion with raising of the ridge height. Erection of dormer on both sides of the rear wing.

Ward : **Woodside**  
Type: Householder Application

Date Decision: 03.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00694/DISC  
Location : 30 Carmichael Road  
South Norwood  
London  
SE25 5LT  
Proposal : Discharge of Condition 2 (Materials) attached to planning permission ref. 18/06109/FUL for 'Erection of one bedroom dwelling with associated cycle and refuse storage and hip to gable roof extension to host property'

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

Date Decision: 04.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00904/HSE  
Location : 9 Woodside Avenue  
South Norwood  
London  
SE25 5DW  
Proposal : Erection of single storey rear/side extension

Ward : **Woodside**  
Type: Householder Application

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/01438/DISC  
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : Development Site Former Site Of Queens Arms  
40 Portland Road  
South Norwood  
London

Type: Discharge of Conditions

Proposal : Discharge Condition 20 (Contaminated Land) attached to planning permission ref. 20/06358/FUL for 'demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)'

Date Decision: 05.08.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01855/FUL  
Location : 155 Tennyson Road  
South Norwood  
London  
SE25 5NF

Ward : **Woodside**  
Type: Full planning permission

Proposal : Conversion of existing house into two self contained flats with the creation of a first floor rear terrace and associated site alterations. Erection of an outbuilding in the rear garden.

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01902/LP  
Location : 10 Estcourt Road  
South Norwood  
London  
SE25 4SD

Ward : **Woodside**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope

Date Decision: 22.07.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/01973/GPDO  
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 70 Woodside Green  
South Norwood  
London  
SE25 5EU

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

Proposal : Change of use of ground floor retail unit from Commercial, Business And Service (Use Class E) to provide a one bedroom residential unit (Use Class C3) including associated alterations under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 18.07.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/02014/FUL

Location : Portland Medical Centre  
184 Portland Road  
South Norwood  
London  
SE25 4QB

Ward : **Woodside**

Type: Full planning permission

Proposal : Erection of 2/3 storey extension to south elevation and an additional floor with internal reconfiguration to provide additional/enhanced medical facilities.

Date Decision: 04.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02100/LP

Location : 488 Davidson Road  
Croydon  
CR0 6DH

Ward : **Woodside**

Type: LDC (Proposed) Operations edged

Proposal : Change of use from a small HMO (Use Class C4) to residential dwelling for up to 3 children requiring 24 hour care and support (Use Class C3b)

Date Decision: 31.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02171/HSE

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 12 The Close  
Birchanger Road  
South Norwood  
London  
SE25 5BW  
Type: Householder Application

Proposal : Formation of vehicular access to create parking space in front garden

Date Decision: 02.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02393/HSE  
Location : 151A Beckford Road  
Croydon  
CR0 6HZ  
Ward : **Woodside**  
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 26.07.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02398/HSE  
Location : 83 Watcombe Road  
South Norwood  
London  
SE25 4XA  
Ward : **Woodside**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 05.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02494/FUL  
Location : 42 Estcourt Road  
South Norwood  
London  
SE25 4SD  
Ward : **Woodside**  
Type: Full planning permission

Proposal : The conversion of No.42 including loft conversion, and construction of 6 x 2 bed residential apartments across site frontage.





Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02628/GPDO  
Location : 106-110 Portland Road  
South Norwood  
London  
SE25 4PJ

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

Proposal : Change of use from Class E (commercial business and service) to Class C3 (dwellinghouses) to provide one 2-bedroom flat, one 1-bedroom flat and one studio apartment.

Date Decision: 16.08.22

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02682/GPDO  
Location : 14 Portland Road  
South Norwood  
London  
SE25 4PF

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

Proposal : Change of use of first and second floors of building from commercial space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 3, Class G)

Date Decision: 05.09.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02731/DISC  
Location : Development Site Former Site Of Queens  
Arms  
40 Portland Road  
South Norwood  
London

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

Proposal : Discharge Condition 14 (Flood Risk & Drainage) attached to planning permission ref. 20/06358/FUL for 'demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)'

Date Decision: 26.08.22

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02795/HSE **Ward : Woodside**  
Location : 38 Balfour Road **Type: Householder Application**  
South Norwood  
London  
SE25 5JY

Proposal : Erection of a single storey side/rear infill extension (following the demolition of the existing lean-on structure to the rear outrigger) and replacement of a rear window.

Date Decision: 26.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02833/FUL **Ward : Woodside**  
Location : Development Site At **Type: Full planning permission**  
113 - 121 Portland Road  
South Norwood  
London  
SE25 4UN

Proposal : Alterations to shopfront and change of use of part of ground floor to provide 2 x studio apartments (Use Class C3) with associated refuse and cycle storage.

Date Decision: 26.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02838/HSE **Ward : Woodside**  
Location : 14 Notson Road **Type: Householder Application**  
South Norwood  
London  
SE25 4JZ

Proposal : Erection of a rear dormer window with associated rooflight and the erection of an outbuilding within the existing rear garden.

Date Decision: 26.08.22

**Permission Refused**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 66 Westgate Road  
South Norwood  
London  
SE25 4LZ  
Type: Householder Application

Proposal : Erection of single storey wraparound rear extension and rear dormer loft extension, removal of roof terrace railing and installation of window set at first floor level.

Date Decision: 07.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/01959/CONR  
Location : Dunheved Hotel  
639-641 London Road  
Thornton Heath  
CR7 6AZ  
Ward : West Thornton  
Type: Removal of Condition

Proposal : Variation of Condition 1 (Drawings), 5 (SUDs) and 7 (Details) of permission ref 18/05620/FUL for Excavation of two-storey basement under existing forecourt car park to provide an additional 18 bedrooms to the existing hotel, associated lightwells and alterations to the external forecourt.

Date Decision: 29.07.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 21/04347/CONR  
Location : 791 London Road  
Thornton Heath  
CR7 6AW  
Ward : West Thornton  
Type: Removal of Condition

Proposal : Variation of Condition 2 - Approved Drawings - of planning permission 19/01563/FUL for Demolition of existing buildings, erection of part three / part four storey building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17 flats with rear rooftop amenity area at third floor, povision of associated bin storage, and cycle storage.

Date Decision: 01.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04471/FUL  
Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 9 Earlswood Avenue  
Thornton Heath  
CR7 7HX  
Type: Full planning permission

Proposal : Change of use from single family dwellinghouse (Use Class C3) to House of Multiple Occupation (HMO) (Use Class C4)

Date Decision: 08.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/04977/ADV  
Location : Bus Shelter Outside 793 - 795 London Road  
Thornton Heath  
CR7 6AW  
Ward : **West Thornton**  
Type: Consent to display advertisements

Proposal : Advertising as part of a new bus shelter.

Date Decision: 02.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/00172/HSE  
Location : 100 Woodcroft Road  
Thornton Heath  
CR7 7HF  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Erection of single storey ground floor rear/side extension.

Date Decision: 05.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00250/HSE  
Location : 328 Brigstock Road  
Thornton Heath  
CR7 7JF  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Proposed Drop Kerb for vehicular access

Date Decision: 06.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00322/HSE  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 60 Headcorn Road  
Thornton Heath  
CR7 6JP  
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 25.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00733/FUL  
Location : 2 Buxton Road  
Thornton Heath  
CR7 7HG  
Type: Full planning permission  
Ward : West Thornton

Proposal : Alterations, conversion of existing dwelling house to form 1 x 1bedroom and 1 x 2bedroom flats (amended description)

Date Decision: 03.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00848/HSE  
Location : 14 Malvern Road  
Thornton Heath  
CR7 7LH  
Type: Householder Application  
Ward : West Thornton

Proposal : Erection of single storey side/rear extension.

Date Decision: 19.08.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/01310/DISC  
Location : 9 Willett Place  
Thornton Heath  
CR7 6AA  
Type: Discharge of Conditions  
Ward : West Thornton

Proposal : Discharge of condition 8 (archaeology) and partial discharge of condition 10 (sustainability) of planning permission 18/06123/FUL for the erection of part-four/part-five storey building to provide 8 x one bed and 1 x two bed flats with associated play space, refuse and cycle stores (amended plans and description).

Date Decision: 20.07.22



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Proposal : Alterations, change of use from a dwelling (C3 use) to a nursery for a maximum of 24 children (class E(f)).

Date Decision: 22.07.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02274/DISC

Ward : **West Thornton**

Location : The Wheatsheaf  
757 - 759 London Road  
Thornton Heath  
CR7 6AW

Type: Discharge of Conditions

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

Date Decision: 25.07.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02277/FUL

Ward : **West Thornton**

Location : 59 Leander Road  
Thornton Heath  
CR7 6JZ

Type: Full planning permission

Proposal : Rear roof extensions and the erection of a rear staircase to facilitate the conversion of the house into 2 flats. Other associated site alterations

Date Decision: 22.07.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/02308/FUL

Ward : **West Thornton**

Location : 585 - 589 London Road  
Thornton Heath  
CR7 6AY

Type: Full planning permission

Proposal : Provision of new doors on the ground floor of the hotel and creation of a level access

Date Decision: 17.08.22



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02358/DISC **Ward : West Thornton**  
Location : The Wheatsheaf **Type: Discharge of Conditions**  
757 - 759 London Road  
Thornton Heath  
CR7 6AW  
Proposal : Discharge of Condition 6 (Highway Agreement) attached to planning permission  
17/00663/FUL (Demolition of existing Public House and erection of a 5 storey building  
providing 134sqm of Class A1/A2 use at ground floor, and 6 one bedroom, 4 two  
bedroom and 3 three bedroom flats above: formation of vehicular access and provision of  
associated car parking and secure cycle storage.)

Date Decision: 02.08.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02362/LP **Ward : West Thornton**  
Location : 108 Fairlands Avenue **Type: LDC (Proposed) Operations**  
Thornton Heath **edged**  
CR7 6HF  
Proposal : Erection of rear dormer extension and insertion of three front facing rooflights.

Date Decision: 29.07.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02392/FUL **Ward : West Thornton**  
Location : 35 Broughton Road **Type: Full planning permission**  
Thornton Heath  
CR7 6AG

Proposal : Conversion of loft to habitable space and erection of rear dormer.

Date Decision: 19.08.22

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 22/02403/GPDO **Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 28 Weybridge Road  
Thornton Heath  
CR7 7LN  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 21.07.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 22/02533/FUL  
Location : Flat 1  
71 Leander Road  
Thornton Heath  
CR7 6JZ  
Ward : **West Thornton**  
Type: Full planning permission

Proposal : Erection of single storey side/rear extension with roof lights and new french doors

Date Decision: 12.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02556/HSE  
Location : 28 Marden Road  
Croydon  
CR0 3ET  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing utility room (retrospective).

Date Decision: 11.08.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02580/HSE  
Location : 56 Gonville Road  
Thornton Heath  
CR7 6DB  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Alterations, demolition of existing rear and side additions, erection of single-storey rear/side extension, rear dormer extension and provision of 2 rooflights in front roof slope

Date Decision: 18.08.22



Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 65 Mayfield Road  
Thornton Heath  
CR7 6DN  
Type: Householder Application

Proposal : Alterations, erection of hip to gable and rear dormer extensions, single-storey rear extension and provision of 3 rooflights in front roofslope (amended description).

Date Decision: 16.08.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02719/GPDO  
Location : 3 Dunheved Close  
Thornton Heath  
CR7 6AQ  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 2.9 metres

Date Decision: 10.08.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02798/FUL  
Location : Flat 2  
24 Gonville Road  
Thornton Heath  
CR7 6DA  
Ward : **West Thornton**  
Type: Full planning permission

Proposal : Alterations, erection of first-floor balcony/roof terrace in rear elevation

Date Decision: 02.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02951/LP  
Location : 7 Boston Road  
Croydon  
CR0 3EG  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer roof extension with 2no. roof lights to the front elevation

Date Decision: 06.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02968/HSE  
Location : 64 Marden Crescent  
Croydon  
CR0 3ER

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

Proposal : Alterations, demolition of existing garage and erection of two-storey side extension to provide granny annexe

Date Decision: 08.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03044/LP  
Location : 20 Silverleigh Road  
Thornton Heath  
CR7 6DU

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

Proposal : Erection of single storey side/rear extension. Erection of single storey rear extension. Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope.

Date Decision: 08.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03055/PDO  
Location : Raleigh House  
350 Mitcham Road  
Croydon

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

Proposal : The proposed development consists of the installation of 6no. antennas, 2no. 300mm dishes, 2no. cabinets and works ancillary to radio equipment housing including new handrail.

Date Decision: 17.08.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03078/LP

**Ward :** West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Location : 38 Whitehall Road  
Thornton Heath  
CR7 6AE  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion and erection of rear dormer and front roof light

Date Decision: 17.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03153/NMA  
Location : 1A Stanley Grove  
Croydon  
CR0 3QW  
Ward : **West Thornton**  
Type: Non-material amendment

Proposal : Non-material amendment (rear dormer extension, 2x rooflights in front roofslope, alterations to floorplans to provide additional bedroom) linked to planning application 20/03429/FUL for Erection of two-storey two bedroom attached dwelling

Date Decision: 23.08.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03469/LP  
Location : 59 Leander Road  
Thornton Heath  
CR7 6JZ  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of loft to habitable space. Erection of outrigger dormer.

Date Decision: 23.08.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03483/LP  
Location : 36 Wharfedale Gardens  
Thornton Heath  
CR7 6LA  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of loft to habitable space. Erection of rear dormer.

Date Decision: 23.08.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th September 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03560/LP  
Location : 96 Silverleigh Road  
Thornton Heath  
CR7 6DW

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

Proposal : Conversion of loft to habitable space with erection of rear dormer. Installation of two front facing rooflights.

Date Decision: 30.08.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/02790/AUT  
Location : 132 Portnalls Road  
Chipstead  
Surrey  
CR5 3DX

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

Proposal : Proposal to relocate entry gate and create new exit gate at each end of the front boundary elevation. New brick 1m upstand with 800mm metal railing above creating 1800mm total fence height. New sliding gate doors with metal and horizontal wood panels. (Adjoining Borough Consultation from Reigate and Banstead Borough Council - Reference No. 22/01282/HHOLD)

Date Decision: 20.07.22

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting

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Ref. No. : 22/02811/AUT  
Location : 3 - 7 Church Road  
Anerley  
London  
SE19 2TF

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

Proposal : Removal of existing covered seating area to rear at basement level, replacement raised platform seating area with access from ground floor, alteration to rear staircase and parking layout (Consultation from London Borough of Bromley - Reference No. 22/02528/FULL1)

Date Decision: 26.07.22

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting

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Ref. No. : 22/03272/AUT  
Location : 30 Hannibal Way  
Wallington  
Croydon  
CR0 4RW

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

Proposal : Removal of the existing four tennis courts and installation of outdoor pool, three covered paddle courts, battle box and childrens play area (Adjoining Borough Consultation from London Borough of Sutton - Reference No. DM2022/00787)

Date Decision: 26.08.22

**Adj Borough - No Comment On Proposal**

Level: Delegated Business Meeting



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.

12.09.2022 to 07.10.2022

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

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

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

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

---

Ref. No. :	21/00707/DISC	Ward :	<b>Addiscombe East</b>
Location :	Land Rear Of 30 Northampton Road Fronting Carlyle Road Croydon	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition 9 (Drainage) and 12 (CLP) of LPA ref 18/04091/FUL (Demolition of existing garage and erection of detached two-storey 3 bedroom dwellinghouse fronting Carlyle Road including car parking and turning space, bin and bicycle store, landscaping and alterations to existing front boundary wall).

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00919/DISC **Ward : Addiscombe East**  
Location : Opal Apartments **Type: Discharge of Conditions**  
77 Northampton Road  
Croydon  
CR0 7HD

Proposal : Discharge of Condition 7 (Landscaping) attached to planning permission 18/04933/FUL (Erection of two storey side extension with a rear dormer and a two storey rear extension, conversion of dwelling into 5 flats. Surrounding amenity space provided along with parking).

Date Decision: 29.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00944/DISC **Ward : Addiscombe East**  
Location : Opal Apartments **Type: Discharge of Conditions**  
77 Northampton Road  
Croydon  
CR0 7HD

Proposal : Discharge of Condition 11 (Construction Logistics Management Plan) attached to planning permission 18/04933/FUL (Erection of two storey side extension with a rear dormer and a two storey rear extension, conversion of dwelling into 5 flats. Surrounding amenity space provided along with parking).

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01486/HSE **Ward : Addiscombe East**  
Location : 21 Chaucer Green **Type: Householder Application**  
Croydon  
CR0 7BP  
Proposal : Erection of single storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 22.09.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/02065/DISC

**Ward : Addiscombe East**

Location : 35 Blackhorse Lane  
Croydon  
CR0 6RT

Type: Discharge of Conditions

Proposal : Partial discharge of condition 3 (Materials) and discharge of conditions 4 (Landscaping), 5 (Cycle and Refuse) and 7 (Threshold Levels) attached to planning permission ref. 20/01769/FUL for Demolition of existing garages at rear and erection of two bedroom detached dwelling.

Date Decision: 27.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02151/FUL

**Ward : Addiscombe East**

Location : Flat 6  
56 Ashburton Road  
Croydon  
CR0 6AN

Type: Full planning permission

Proposal : Erection of single storey rear extension. Alterations.

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02253/HSE

**Ward : Addiscombe East**

Location : 17 Sherwood Road  
Croydon  
CR0 7DL

Type: Householder Application

Proposal : Retrospective application for the erection of pitched roof single storey rear extension.

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/02409/FUL  
Location : 112B Outram Road  
Croydon  
CR0 6XF

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

Proposal : Erection of single storey rear extension with rooflight.

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/02970/FUL  
Location : 34 Outram Road  
Croydon  
CR0 6XE

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

Proposal : Erection of front dormer window, rear extension, basement extension, erection of lightwells to the front and rear and conversion of dwelling to provide 5 self-contained flats. Demolition of existing garage and construction of new 2B4P house at basement and ground floor levels.

Date Decision: 19.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03005/LP  
Location : 23 Compton Road  
Croydon  
CR0 7JB

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

Proposal : Erection of dormer extension on rear roofslope, Installation of two (2) rooflights to front roofslope. Installation of soil pipe.

Date Decision: 21.09.22

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

Level: Delegated Business Meeting

---

Ref. No. : 22/03135/GPDO  
Location : 1 - 2 Grant Place  
Croydon  
CR0 6PX

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Change of use of existing building (Use Class E) commercial, business and service, to provide 4 residential units (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 13.09.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03184/LP

Ward : **Addiscombe East**

Location : 35 Manning Gardens  
Croydon  
CR0 7DT

Type: LDC (Proposed) Operations edged

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

Date Decision: 07.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03285/FUL

Ward : **Addiscombe East**

Location : Farley Croft  
55 Ashburton Road  
Croydon  
CR0 6AQ

Type: Full planning permission

Proposal : Demolition of existing garages and erection of single storey residential dwelling (Use Class C3) to the north of the site with associated parking, landscaping, cycle parking and refuse storage to serve new dwelling and existing flat block.

Date Decision: 28.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/03530/GPDO

Ward : **Addiscombe East**

Location : 332 Lower Addiscombe Road  
Croydon  
CR0 7AF

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.52 metres and a maximum height of 3.69 metres

Date Decision: 07.10.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

Ref. No. : 20/06386/CONR **Ward : Addiscombe West**  
 Location : Workshop And Premises Rear Of 27 - 29 **Type: Variation of Condition**  
 Leslie Park Road  
 Croydon  
 CR0 6TN  
 Proposal : Variation of Planning permission ref 20/01301/FUL granted 06.05.20 for demolition of existing buildings and erection of a part single; part two; part three storey building comprising 1x 1 bed house (2 person), 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers. (The proposal is to involve increase in built form at ground floor level and partially at top floor level, with no windows in rear elevation facing towards neighbourng properties in Oval Road; relocation of bin and cycle storage within the site, reduction in basement level excavation to office building).

Date Decision: 22.09.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 21/00600/DISC **Ward : Addiscombe West**  
 Location : Workshop And Premises Rear Of 27 - 29 **Type: Discharge of Conditions**  
 Leslie Park Road  
 Croydon  
 CR0 6TN  
 Proposal : Details pursuant to Condition 4 ( landscaping), 6 (refuse) in respect to planning 20\_01301/ful granted for Demolition of existing buildings and erection of a part single; part two, part three storey building comprising 1x 2 bed house, 1x2 bed flat, 1x1 bed flat, 1x studio flat and three-storey commercial block including conversion of basement into incidental commercial use; refuse and cycle provision; amenity space for residential occupiers.

Date Decision: 21.09.22

**Withdrawn application**

Level: Delegated Business Meeting

Ref. No. : 22/01134/DISC **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 40-60, 42 & 42A Cherry Orchard Road Type: Discharge of Conditions  
Croydon  
CR0 6BA

Proposal : Discharge Condition 15 (Lighting) attached to planning permission ref. 18/03320/FUL as amended by Non-Material Amendments refs. 20/00570/NMA and 20/06484/NMA for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01559/HSE Ward : **Addiscombe West**  
Location : 74 Warren Road Type: Householder Application  
Croydon  
CR0 6PF

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

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01597/DISC Ward : **Addiscombe West**  
Location : 41 Clyde Road Type: Discharge of Conditions  
Croydon  
CR0 6SY

Proposal : Details of Bin storage (based on total 16 persons) and location and type of enclosure for bikes ( based on number of additional rooms.)

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02329/DISC Ward : **Addiscombe West**  
Location : 40-60, 42 & 42A Cherry Orchard Road Type: Discharge of Conditions  
Croydon  
CR0 6BA

Proposal : Discharge of Condition 16 (Surface Water Drainage Strategy - parts A, C and D) attached to permission 18/03320/FUL for 'Demolition of the existing buildings, erection of a 7 to 9 storey building to provide 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses.'

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02904/DISC **Ward : Addiscombe West**  
Location : 104 Clyde Road **Type: Discharge of Conditions**  
Croydon  
CR0 6SW

Proposal : Discharge of Condition 3 (Bin and refuse storage) of LPA ref: 20/03315/FUL  
(Retrospective change of use from a single dwelling C3 to a 7-bed HMO (Sui Generis))

Date Decision: 07.10.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02972/DISC **Ward : Addiscombe West**  
Location : 40-60, 42 & 42A Cherry Orchard Road **Type: Discharge of Conditions**  
Croydon  
CR0 6BA

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

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03062/HSE **Ward : Addiscombe West**  
Location : 62 Lebanon Road **Type: Householder Application**  
Croydon  
CR0 6UR

Proposal : Single storey rear infill extension to the house

Date Decision: 14.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03159/DISC **Ward : Addiscombe West**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 130 Addiscombe Court Road Type: Discharge of Conditions  
Croydon  
CR0 6TS

Proposal : Details pursuant to the discharge of conditions 4 (construction method) 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: 19.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03253/LP Ward : **Addiscombe West**  
Location : 62 Lebanon Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 6UR

Proposal : Rear dormer roof extensions with two rooflights on the front roof slope

Date Decision: 16.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03474/GPDO Ward : **Addiscombe West**  
Location : 12 Fullerton Road Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 6JD

Proposal : Erection of a single storey rear extension projecting out 5.4 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: 30.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 21/02967/DISC Ward : **Bensham Manor**  
Location : 347 Whitehorse Road Type: Discharge of Conditions  
Croydon  
CR0 2HS

Proposal : Discharge of Condition 2 (refuse and cycle storage) 3 (Noise) and 4 (CLP) of LPA ref: 20/03218/GPDO (Alterations and change of use of ground floor Shop (A1) to Residential (C3) flat).

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 29.09.22

### Approved

Level: Delegated Business Meeting

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Ref. No. : 21/05131/FUL **Ward : Bensham Manor**  
Location : 224 Bensham Manor Road **Type: Full planning permission**  
Thornton Heath  
CR7 7AW  
Proposal : Demolition of existing building and redevelopment of site to provide 9 residential units (Use Class C3) comprising of a part 4-5 storey block together with associated cycle provision, amenity space, external landscaping, refuse storage and associated works.

Date Decision: 13.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/00391/HSE **Ward : Bensham Manor**  
Location : 14 Berne Road **Type: Householder Application**  
Thornton Heath  
CR7 7BG  
Proposal : Erection of rear dormer and hip to gable roof extension. Installation of two rooflights to the front roof slope.

Date Decision: 16.09.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/01487/DISC **Ward : Bensham Manor**  
Location : Bensham House **Type: Discharge of Conditions**  
324-338 Bensham Lane  
Thornton Heath  
CR7 7EQ  
Proposal : Discharge of Condition 18 (security lighting, photovoltaic panels, balustrades to balconies, privacy screening to roof terraces, visibility splays to vehicle access, finished floor levels) attached to permission 19/04351/CONR for 'Variation to Condition 26 - List of Approved Drawings - of planning permission 16/06483/FUL for Demolition of existing buildings, erection of a six storey building (including lower ground floor) fronting Bensham Lane comprising up to 34 flats, erection of three storey terrace building (including lower ground floor) comprising up to 6 flats and up to 7 townhouses, formation of vehicular accesses and provision of associated off-street parking, provision of associated refuse and cycle storage. at: Bensham House , 324-338 Bensham Lane, Thornton Heath, CR7 7EQ,'

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 26.09.22

### **Not approved**

Level: Delegated Business Meeting

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Ref. No. :	22/01555/DISC	<b>Ward :</b>	<b>Bensham Manor</b>
Location :	Former Site Of 218-220 Brigstock Road Thornton Heath	Type:	Discharge of Conditions

Proposal : Discharge Conditions 5 (Misc. Details), 11 (Construction Management Plan), and 18 (Contaminated land) attached to planning permission ref. 18/04811/FUL for Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roofspace), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear

Date Decision: 27.09.22

### **Not approved**

Level: Delegated Business Meeting

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Ref. No. :	22/02094/FUL	<b>Ward :</b>	<b>Bensham Manor</b>
Location :	106 Melfort Road Thornton Heath CR7 7RN	Type:	Full planning permission

Proposal : Conversion of dwellinghouse (Use Class C3) to six-bedroom, six-person small house in multiple occupation (Use Class C4) with associated amenity, cycle parking and waste storage spaces, Installation of three (3) rooflights to front roofslope, and Alterations

Date Decision: 27.09.22

### **Permission Refused**

Level: Delegated Business Meeting

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Ref. No. :	22/02286/FUL	<b>Ward :</b>	<b>Bensham Manor</b>
Location :	172 Pawsons Road Croydon CR0 2QD	Type:	Full planning permission

Proposal : Alterations, conversion of single dwellinghouse to form 1x 1-bedroom flat and 1x 2-bedroom flat and provision of first-floor door in rear elevation and external staircase

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 16.09.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/03193/GPDO  
Location : 70 Bridport Road  
Thornton Heath  
CR7 7QG

**Ward : Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 3.2 metres

Date Decision: 14.09.22

### Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

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Ref. No. : 22/03263/DISC  
Location : 174 Bensham Lane  
Thornton Heath  
CR7 7EN

**Ward : Bensham Manor**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Cycle and Refuse storage) of LPA ref: 19/05407/FUL (Extension of existing HMO property with new first floor rear extension above back addition, new roof extensions to include hip to gable extension and rear loft extension. Related internal adjustments, new cycle and bin stores to front and rear and new front roof lights (Amended description)).

Date Decision: 27.09.22

### Not approved

Level: Delegated Business Meeting

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Ref. No. : 22/03473/GPDO  
Location : 84 Frant Road  
Thornton Heath  
CR7 7JR

**Ward : Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 2.9 metres

Date Decision: 30.09.22

### Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 21/04145/DISC **Ward : Broad Green**  
Location : 26 Lennard Road **Type: Discharge of Conditions**  
Croydon  
CR0 2UL  
Proposal : Discharge of Condition 3 (CLP) of LPA ref: 20/05099/FUL (Alterations to existing Doctors  
Surgery (D1 use) and site layout, and erection of a 3 storey side extension)  
Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02117/HSE **Ward : Broad Green**  
Location : 92 Fairholme Road **Type: Householder Application**  
Croydon  
CR0 3PH  
Proposal : Erection of single storey side/rear extension and outbuilding in rear garden.  
Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02688/DISC **Ward : Broad Green**  
Location : Morris House **Type: Discharge of Conditions**  
2 Bensham Lane  
Croydon  
CR0 2RQ  
Proposal : Discharge of Condition 8 (wind mitigation measures), Condition 17 (Landscaping plan)  
and Condition 22 (public realm management plan strategy) attached to planning  
permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey  
building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii),  
F1, F2 and associated landscaping, car, and cycle parking)  
Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02860/DISC **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ  
Type: Discharge of Conditions

Proposal : Discharge of Condition 18 (Biodiversity Enhancement Strategy) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02862/DISC  
Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ  
Ward : **Broad Green**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 19 (aviation warning lights) attached to planning permission 2100493FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03031/DISC  
Location : Morris House  
2 Bensham Lane  
Croydon  
CR0 2RQ  
Ward : **Broad Green**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 12, 13, 14 (external materials) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/03056/DISC **Ward : Broad Green**  
Location : Zodiac House Type: Discharge of Conditions  
161 - 165 London Road  
Croydon  
CR0 2RJ

Proposal : Discharge of Condition 5 (Construction Logistics Plan) attached to permission 20/04014/GPDO for 'Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3).'

Date Decision: 12.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03057/DISC **Ward : Broad Green**  
Location : Zodiac House Type: Discharge of Conditions  
161 - 165 London Road  
Croydon  
CR0 2RJ

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to permission 20/06149/FUL for 'Part change of use from office (E(g)) and nightclub (sui generis) to residential (C3) to create 2 flats, demolition of external structures, formation of entrance ramp and stairs, alterations to elevations to an existing building and associated works.'

Date Decision: 12.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03076/DISC **Ward : Broad Green**  
Location : Independence Court Type: Discharge of Conditions  
185 London Road  
Croydon  
CR0 2WN

Proposal : Discharge of part Condition 10 (Contamination) attached to planning permission 16/05414/FUL (Erection of roof extension and nine storey rear extension to provide additional accommodation in the form of one House in Multiple Occupation ('Super' HMO) totalling 90 letting rooms. Alterations to the existing building to provide fenestration changes and balconies for residential use; Excavation to the front of the property to provide light well and access to lower ground floor. Provision of associated parking, and cycle store and bin store to rear)

Date Decision: 26.09.22

**Not approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03092/LE  
Location : 236B London Road  
Croydon  
CR0 2TF

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

Proposal : Change of use from single family dwelling (Use Class C3) to 3-bedroom HMO (Use Class C4)

Date Decision: 14.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03146/DISC  
Location : Independence Court  
185 London Road  
Croydon  
CR0 2WN

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

Proposal : Discharge of condition 9 (HMO Management Plan) attached to planning permission for 16/05414/FUL for: Erection of roof extension and nine storey rear extension to provide additional accommodation in the form of one House in Multiple Occupation ('Super' HMO) totalling 90 letting rooms. Alterations to the existing building to provide fenestration changes and balconies for residential use; Excavation to the front of the property to provide light well and access to lower ground floor. Provision of associated parking, and cycle store and bin store to rear (amended description) - approved on 08.02.2017.

Date Decision: 26.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03366/LP  
Location : 457 Mitcham Road  
Croydon  
CR0 3HR

Ward : **Broad Green**  
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/03367/GPDO **Ward : Broad Green**  
Location : 457 Mitcham Road Type: Prior Appvl - Class A Larger  
Croydon House Extns  
CR0 3HR

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum overall height of 2.7 metres

Date Decision: 22.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03425/DISC **Ward : Broad Green**  
Location : Morris House Type: Discharge of Conditions  
2 Bensham Lane  
Croydon  
CR0 2RQ

Proposal : Discharge of Condition 10 (Piling Method Statement) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking)

Date Decision: 26.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03688/DISC **Ward : Broad Green**  
Location : 22 Hesterman Way Type: Discharge of Conditions  
Croydon  
CR0 4YA

Proposal : Approval of details relating to condition 4 (CLP) of planning permission under 22/01192/FUL for Installation of a new roof to the restaurant building, replacement drive thru booths and an additional booth for fast forward ordering. Single storey front, side and rear extensions to the building with alterations to the fenestration. Replacement full height shopfront glazing to be installed and new cladding to corral. The reconfiguration of the drive thru lane and car park to accommodate side by side ordering, incorporating a new island for signage, new kerb lines and hardstanding. The relocation of the patio area to be finished with new outside seating and associated works to the site. The installation of 2 no. customer order displays with overhead canopies, a height restrictor, 6 no. fascia signs and a wall mounted sign approved on 02.09.2022.

Date Decision: 29.09.22

**Approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 2 Gatestone Road  
Upper Norwood  
London  
SE19 3AT

Type: Full planning permission

Proposal : Alterations, erection of replacement roof, repair of existing chimney stacks and installation of 1 rooflight in rear elevation (part retrospective).

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04296/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : Parcels Of Land Adjacent To Auckland Rise,  
Church Road And Sylvan Hill  
London  
SE19 2DX

Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (Soil Validation) detailing compliance with approved remediation strategy pursuant to Planning Permission Ref. 16/06512/FUL granted 23 June 2017 .

Date Decision: 07.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00852/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 261 South Norwood Hill  
South Norwood  
London  
SE25 6DP

Type: Full planning permission

Proposal : The retention of an Automated Teller Machine and associated signage

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00961/HSE

Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 30 Waddington Way  
Upper Norwood  
London  
SE19 3XJ

Type: **Norwood**  
Householder Application

Proposal : Alterations. Erection of single/two storey side and rear extensions, including front porch.

Date Decision: 16.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01003/HSE

Location : 11 Waddington Way  
Upper Norwood  
London  
SE19 3XH

Type: **Ward : Crystal Palace And Upper Norwood**  
Householder Application

Proposal : Erection of two storey side extension and single storey front and rear extensions (amended plans).

Date Decision: 04.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01458/HSE

Location : 15 Carberry Road  
Upper Norwood  
London  
SE19 3RU

Type: **Ward : Crystal Palace And Upper Norwood**  
Householder Application

Proposal : Demolition of existing flat roof outrigger extension. Erection of part single, part double storey rear extension, with new pitched roof to extensions.

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01932/HSE

Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 36 Moore Road  
Upper Norwood  
London  
SE19 3RA

Type: **Norwood**  
Householder Application

Proposal : Erection of part single/part two storey rear extension and rear dormer

Date Decision: 13.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02341/LP

Location : 34 Grecian Crescent  
Upper Norwood  
London  
SE19 3HH

Ward : **Crystal Palace And Upper Norwood**

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single-storey rear extension

Date Decision: 27.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02512/FUL

Location : Flat 1  
89 Queen Mary Road  
Upper Norwood  
London  
SE19 3NL

Ward : **Crystal Palace And Upper Norwood**

Type: Full planning permission

Proposal : Erection of rear/side extension to ground floor flat.

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02800/LP

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 2 Auckland Close  
Upper Norwood  
London  
SE19 2DA

Type: LDC (Proposed) Operations  
edged

Proposal : Hip to gable end and rear dormer roof extensions to the main roof, insertion of 3 x roof lights on the front roof slope and removal of chimney.

Date Decision: 07.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02927/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 2 Fox Hill Gardens  
Upper Norwood  
London  
SE19 2XB

Type: Householder Application

Proposal : Erection of side dormer to existing loft space and erection of ground floor rear extension.

Date Decision: 03.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03053/DISC

Ward : **Crystal Palace And Upper Norwood**

Location : 49 - 51 Beulah Hill  
Upper Norwood  
London  
SE19 3DS

Type: Discharge of Conditions

Proposal : Discharge Conditions 12 (Waste Management Strategy) and 14 (Travel Plan) attached to planning permission ref. 17/03208/FUL for 'Demolition of two existing buildings: erection of a part 6, part 7 storey building (Block A) and part 4, part 5 and part 6 storey building (Block B) comprising a total of 30 flats and a 2-storey building (Block C) comprising 3 townhouses with the provision of car parking spaces, cycle parking spaces, refuse and recycling area, associated landscaped communal amenity areas and formation of vehicular access'

Date Decision: 29.09.22

**Not approved**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03203/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 12 Fox Hill  
Upper Norwood  
London  
SE19 2UU  
Type: Full planning permission

Proposal : Alterations, provision of replacement windows in front, side and rear elevations and replacement door and dormer window in rear elevation

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03359/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 44A Westow Street  
Upper Norwood  
London  
SE19 3AH  
Type: Full planning permission

Proposal : Demolition of existing Class E premises. Erection of three storey building with Class E use at ground floor level and 2 x 1-bed flats at first and second floor level with associated refuse and cycle storage.

Date Decision: 03.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03428/DISC **Ward : Crystal Palace And Upper Norwood**

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

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



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. :	22/03756/CAT	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	41 Central Hill Upper Norwood London SE19 1BW	Type:	Works to Trees in a Conservation Area
Proposal :	Lime Tree (T1a) - Reduce back to previous cuts by 6 metres (from approx. 11 metres to 5 metres) Lime Tree (T1b) - Reduce back to previous cuts by 6 metres (from approx. 11 metres to 5 metres) Ash Tree (T2) - Reduce height to previous cuts by 5 metres (from approx. 15m to 10 metres) Lawson Cypress Tree (T3) - Reduce height by 5 metres, (from 10 metres to 5 metres) Cherry Tree (T4) - Reduce and shape by 3 metres (from approx 9 metres to 6 metres) Bay Tree/Bush (T5) - Reduce height of tree back to previous cuts by 5 metres (From 10 metres to 5 metres)		

Date Decision: 03.10.22

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

Level: Delegated Business Meeting

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Ref. No. :	22/03832/LP	Ward :	<b>Crystal Palace And Upper Norwood</b>
Location :	56 Orleans Road Upper Norwood London SE19 3TA	Type:	LDC (Proposed) Operations edged
Proposal :	Demolition of part of the single storey rear extension and erection of rear extension and alterations		

Date Decision: 07.10.22

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

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 20/05961/DISC **Ward : Coulsdon Town**  
Location : 4 The Chase Type: Discharge of Conditions  
Coulsdon  
CR5 2EG  
Proposal : Discharge of Condition 2 (Materials), Condition 3 (Landscaping and SuDS), Condition 4 (Construction Logistics Plan), Condition 5 (security lighting, cycle, refuse storage, visibility splays etc.), Condition 6 (SuDS scheme), Condition 8 (CO2 reduction) and Condition 9 (Water usage limit) attached to planning permission 19/03739/FUL.  
Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04319/DISC **Ward : Coulsdon Town**  
Location : Development Site Adjoining St Andrew's Type: Discharge of Conditions  
Vicarage  
Julien Road  
Coulsdon  
Proposal : Discharge of conditions 5 (Construction Logistics Plan) and 6 (Flood Risk Assessment/Drainage Strategy) relating to application 20/02404/CONR for Variation of Condition 2 (Approved Drawings) of planning permission 20/00040/FUL dated 15/04/2020 for Erection of a part two; part three storey building comprising 8 self-contained flats (3x1 bed, 3x2 bed and 2x3 bed) including excavation of basement level for vehicular parking and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse provision; boundary treatment; alterations to land levels; internal lift and formation of vehicular crossover along Woodmansterne Road. Approved on 30.07.2020.  
Date Decision: 28.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04765/DISC **Ward : Coulsdon Town**  
Location : Abbeyside House Type: Discharge of Conditions  
38 Woodcote Grove Road  
Coulsdon  
CR5 2AB  
Proposal : Discharge of Condition 4 (SUDS), 9 (Detailed drawings), 18 (Landscaping) pursuant to planning permission 18/01583/FUL for the demolition of existing two storey detached property, erection of part two/part three plus roof level storey building, creation of six self-contained residential units (C3) with associated landscaping, car parking, terraces, cycle and bin stores.  
Date Decision: 27.09.22

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01076/DISC  
Location : 116 Reddown Road  
Coulsdon  
CR5 1AL  
Ward : Coulsdon Town  
Type: Discharge of Conditions  
Proposal : Discharge Condition 9 (Biodiversity) attached to planning permission ref. 21/00338/FUL for Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL  
Date Decision: 26.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01814/HSE  
Location : 72 Woodcote Grove Road  
Coulsdon  
CR5 2AD  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Single storey rear extension and raised patio area (amended description)  
Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01958/HSE  
Location : 20 Woodlands Grove  
Coulsdon  
CR5 3AJ  
Ward : Coulsdon Town  
Type: Householder Application  
Proposal : Erection of single storey rear extension; includes alterations  
Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02020/DISC  
Location : 116 Reddown Road  
Coulsdon  
CR5 1AL  
Ward : Coulsdon Town  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Approval of details reserved by condition number 6 (details) attached to planning permission ref. 21/00338/FUL. (Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL).

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02089/HSE  
Location : 115 St Andrews Road  
Coulsdon  
CR5 3HJ

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

Proposal : Alterations including the erection of single/two storey side extensions, roof extension, dormer windows

Date Decision: 20.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02282/DISC  
Location : 18 The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Discharge Conditions 3 (Construction Logistics Plan) and 4 (Construction Environmental Management Plan) attached to planning permission ref. 21/02291/FUL for the 'Demolition of the existing house and erection of a three storey plus lower ground floor level detached building comprising of 8 flats together with car parking spaces, communal amenity space, cycle parking spaces, refuse / recycle facilities and associated landscaping'

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02283/DISC  
Location : 25 The Grove  
Coulsdon  
CR5 2BH

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge Condition 3 (Construction Logistics and 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: 16.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02517/HSE  
Location : 3 Portnalls Rise  
Coulsdon  
CR5 3DA

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

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

Date Decision: 26.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02518/HSE  
Location : 50 The Netherlands  
Coulsdon  
CR5 1ND

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

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

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02555/DISC  
Location : 25 The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Discharge Condition 5 (Arboricultural Method Statement) 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: 23.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02558/DISC **Ward : Coulsdon Town**  
Location : 26 Fairdene Road Type: Discharge of Conditions  
Coulsdon  
CR5 1RA

Proposal : Discharge Conditions 4 (Landscaping), 5 (Children's Play Space), 6 (Electric Vehicle Charging Points), 8 (Waste Management), 9 (Cycle Storage) and 12 (Boundary Treatment) attached to planning permission ref. 19/01675/FUL for the 'Demolition of garage, conversion & extension of the existing semi-detached property to provide 3 flats (comprising 1 x studio flat and 2 x 3 bedroom flats), and the provision of a new build four storey property including a basement and accommodation in the roof space to provide 4 flats (comprising 2 x 1 bedroom, and 2 x 2 bedroom flats) , private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and 2 car parking spaces'

Date Decision: 28.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02559/DISC **Ward : Coulsdon Town**  
Location : Land Adjacent To 28 Fairdene Road Type: Discharge of Conditions  
Coulsdon  
CR5 1RA

Proposal : Discharge Conditions 4 (Landscaping), 8 (Waste Management) and 9 (Cycle Storage) attached to planning permission ref. 18/04370/FUL for 'Demolition of the existing garage and erection of a two storey building with an additional basement level providing 4 flats, comprising 2x 1-bedroom, 1x 2-bedroom and 1x 3-bedroom units, two parking spaces, refuse and cycle stores, private balconies and terrace areas, and amenity space to the rear'

Date Decision: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02621/FUL **Ward : Coulsdon Town**  
Location : R/O 55 Woodcote Grove Road Type: Full planning permission  
Coulsdon  
CR5 2AH

Proposal : Erection of a 3 bedroom detached bungalow with accommodation in the roof space and associated parking accessed via Howard Road.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 12.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03015/DISC  
Location : 58 Reddown Road  
Coulsdon  
CR5 1AX

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

Proposal : Discharge of condition 4 (construction logistics plan) attached to planning permission ref.20/02726/FUL (Demolition of single storey detached side garage and erection of a two/storey (with lower ground floor level and roof accommodation) building comprising 3 self-contained flats; new vehicular crossovers to facilitate vehicular parking for the host and new property; hard and soft landscaping; land level alterations; boundary treatment; private/communal/play space; refuse and cycle provision; demolition of single storey side conservatory extension and partial two storey side extension to the host property).

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03147/DISC  
Location : 41 Chipstead Valley Road  
Coulsdon  
CR5 2RB

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

Proposal : Discharge of Conditions 3 (Materials), 4 (Cycle Parking), 5 (Refuse Storage), and 6 (Obscure Glazing) attached to planning permission ref. 19/05886/FUL (allowed under appeal ref. APP/L5240/W/20/3257900) for 'Erection of a roof extension including the formation of 2 x 1 bedroom units.'

Date Decision: 21.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03186/TRE  
Location : 8 Starrock Road  
Coulsdon  
CR5 3EH

**Ward : Coulsdon Town**  
Type: Consent for works to protected trees

Proposal : Cedar: Removing laterals by approx 2m to clear building  
Cherry: Remove laterals by 2m to clear building  
(TPO no. 23, 2000)

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 16.09.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/03216/GPDO

**Ward : Coulsdon Town**

Location : 8 Asmar Close  
Coulsdon  
CR5 2JT

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.17 metres from the rear wall of the original house with a height to the eaves of 2.99 metres and a maximum overall height of 2.99 metres

Date Decision: 14.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03273/DISC

**Ward : Coulsdon Town**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 19e (Archaeology) of Planning Permission Ref. 17/06297/FUL granted 18 January 2019.

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03300/DISC

**Ward : Coulsdon Town**

Location : 1 South Drive  
Coulsdon  
CR5 2BJ

Type: Discharge of Conditions

Proposal : Discharge of condition 2 (materials) attached to planning permission ref. 21/05910/CONR. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).

Date Decision: 28.09.22



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03565/DISC **Ward : Coulsdon Town**  
Location : 27A And 29 The Grove Type: Discharge of Conditions  
Coulsdon  
CR5 2BH  
Proposal : Discharge Condition 3 (Construction Logistics and Management Plan) attached to planning permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'  
Date Decision: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03595/LP **Ward : Coulsdon Town**  
Location : 10 The Grove Type: LDC (Proposed) Operations  
Coulsdon edged  
CR5 2BH  
Proposal : Alterations to side and rear windows and installation of door to the front.  
Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03609/DISC **Ward : Coulsdon Town**  
Location : 1 South Drive Type: Discharge of Conditions  
Coulsdon  
CR5 2BJ  
Proposal : Discharge of condition number 14 (drainage strategy) attached to planning permission ref. 21/05910/CONR. (Application under section 73 of the Town and Country Planning Act 1990 for the variation of condition numbers 1 (approved drawings and documents) and 12 (Construction Logistics Plan) attached to planning permission ref.19/01109/FUL. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).  
Date Decision: 28.09.22



Ref. No. : 20/00022/DISC  
Location : Segas House  
Katharine Street  
Croydon  
CR0 1NX  
Ward : **Fairfield**  
Type: Discharge of Conditions  
Proposal : Re-discharge of Condition 12 (b) of 18/01861/LBC Proposed works including internal alterations, replacement of shopfront, and other associated works to facilitate the change of use of the ground floor to a marketing suite for a temporary period of five years.  
Date Decision: 27.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03963/DISC  
Location : 6-44 Station Road And Queens Hall Car  
Park, Poplar Walk, Croydon (St Michael's  
Square)  
Ward : **Fairfield**  
Type: Discharge of Conditions  
Proposal : Details required by Condition 23 (Poplar Walk loading bay proposal and localised improvement work scheme) of planning permission 20/04010/CONR  
Date Decision: 27.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 20/03966/DISC  
Location : 6-44 Station Road And Queens Hall Car  
Park, Poplar Walk, Croydon (St Michael's  
Square)  
Ward : **Fairfield**  
Type: Discharge of Conditions  
Proposal : Details required by Conditions 20 (Travel Plan and Car Park Management Strategy) of planning permission 20/04010/CONR.  
Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05152/DISC  
Location : 138 - 140 North End  
Croydon  
CR0 1UE  
Ward : **Fairfield**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of Condition 2 (refuse and cycle storage) and Condition 3 (Noise) of LPA ref: 20/02839/GPDO (Change of Use of the first floor from a shop (A1) to three dwellings (C3)

Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02196/DISC

**Ward : Fairfield**

Location : 52 George Street  
Croydon  
CR0 1PD

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 2 (materials) from planning permission 20/02581/CONR for 'Variation of condition 1 (approved plans) attached to application 19/00044/FUL for 'Erection of 4-storey extension to the rear of building fronting Park Street to provide 6 x one-bed flats' to make alterations to the flat layouts and the fenestration'

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05651/DISC

**Ward : Fairfield**

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

Type: Discharge of Conditions

Proposal : Details required by Condition 5, items c and f (security shutters and window design on No.6-12 Station Road), of planning permission 20/04010/CONR.

Date Decision: 30.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/05953/FUL

**Ward : Fairfield**

Location : Units 1,2 And 3,  
72 Frith Road  
Croydon  
CR0 1TA

Type: Full planning permission

Proposal : Change of use of first floor offices (Class E) to three self-contained homes (Class C3)

Date Decision: 06.10.22

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/00820/DISC

**Ward : Fairfield**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Part 6) (Detail of Green roofs, gardens, terraces, play areas) pursuant to Planning Permission Ref. 17/06318/FUL granted on the 18 January 2019

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02314/FUL

**Ward : Fairfield**

Location : 12 Beech House Road  
Croydon  
CR0 1JP

Type: Full planning permission

Proposal : Alterations, installation of two rooflights in rear roofslope

Date Decision: 13.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02378/DISC

**Ward : Fairfield**

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

Type: Discharge of Conditions

Proposal : Details pursuant to condition 9 (Playspace/strategy) 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: 13.09.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/02771/FUL **Ward : Fairfield**  
Location : O/S 18 Church Street Type: Full planning permission  
Croydon  
CR0 1FZ

Proposal : Installation of a Hub unit featuring an integral advertisement display and defibrillator.

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02772/ADV **Ward : Fairfield**  
Location : O/S 18 Church Street Type: Consent to display  
Croydon advertisements  
CR0 1FZ

Proposal : 86 inch LCD screen to show illuminated static displays

Date Decision: 06.10.22

**Consent Refused (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/02820/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College Type: Discharge of Conditions  
College Road  
Croydon, CR0 1PF

Proposal : Discharge of condition 22 (access routes ) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon 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: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02825/DISC **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 21-27 Sheldon Street  
Croydon  
CR0 1SS  
Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Delivery and Servicing Plan) attached to planning permission 19/05985/CONR (Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking (amended description) at: 21 Sheldon Street, Croydon, CR0 1SS.)

Date Decision: 20.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02871/HSE  
Location : 54 Clarendon Road  
Croydon  
CR0 3SG  
Ward : **Fairfield**  
Type: Householder Application

Proposal : Erection of single store rear/side wrap around extension and first floor rear extension with associated works

Date Decision: 15.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02939/FUL  
Location : 26 Dingwall Road  
Croydon  
CR0 9XF  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Alterations to shopfront and installation of louvres and air conditioning units

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02944/LP  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 127 Edridge Road  
Croydon  
CR0 1EJ  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of rear L-shaped dormer and insertion of rooflights to front  
roofslope

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02969/FUL  
Location : Centre View Apartments  
4 Whitgift Street  
Croydon  
CR0 1EX  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Replacement of external materials with non-combustible materials

Date Decision: 27.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02988/NMA  
Location : Development Site Former Site Of Sydenham  
Court  
52 Sydenham Road  
Croydon  
CR0 2EF  
Ward : **Fairfield**  
Type: Non-material amendment

Proposal : Variation to Condition 2 (Drawing Numbers) attached to 19/04764/FUL for demolition of  
the existing buildings followed by the re-development of a new residential development  
consisting of two separate blocks (6 storeys and 4 storeys respectively) containing 43  
new homes, new hard and soft landscaping, courtyards, cycle and vehicle parking  
with refuse areas (to enable location of electricity substation).

Date Decision: 16.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03383/TRE  
Ward : **Fairfield**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 2C Chatsworth Road  
Croydon  
CR0 1HA  
Type: Consent for works to protected trees

Proposal : T1-Cedar - Fell.  
(TPO 09, 1974)  
Reasons are:  
1: the root system are protruding so far out the ground that cars are unable to park on the driveway anymore as they are damaging the underside of vehicles.  
2: the root system has started to penetrate sewage drains.

Date Decision: 16.09.22

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

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Ref. No. : 22/03387/CAT  
Location : 2C Chatsworth Road  
Croydon  
CR0 1HA  
Ward : **Fairfield**  
Type: Works to Trees in a Conservation Area

Proposal : T1- Plum tree. Fell  
T2- Plum tree. Fell  
T3,T4, T5, T6- Sycamore: Fell  
T7, T8- Sycamore trees. Crown Lift to 4 metres measured from ground level.  
T9-Robinia. Crown Reduction by 2 metres.  
T-10-Elder. Fell

Date Decision: 16.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03667/DISC  
Location : Development Site Former Site Of 27  
Tamworth Place  
Croydon  
CR0 1RL  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Approval of details relating to condition 7 (SUDS) 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: 27.09.22

**Approved**

Level: Delegated Business Meeting

Ref. No. : 22/03676/DISC **Ward : Fairfield**  
Location : Development Site Former Site Of 5 - 9 Surrey Street  
Croydon  
CR0 1RG Type: Discharge of Conditions

Proposal : Discharge of Condition 26 (window cleaning strategy) attached to PP 18/01211/FUL for the demolition of the existing building and replacement with a six/seven/eight storey development. Commercial units would be provided on the lower ground (sui generis, A3 and D1/D2) and ground floor (flexible use A1, A2, A3, D1, D2, B1(a)), with 60 flats above with associated public realm improvements and landscaping including courtyard area with, disabled car parking and cycle parking.

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03718/DISC **Ward : Fairfield**  
Location : Land Adjacent To Croydon College  
College Road  
Croydon, CR0 1PF Type: Discharge of Conditions

Proposal : Part Discharge of condition 47 (PART 1 only ) (kitchen areas) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon 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: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/00656/DISC **Ward : Kenley**  
Location : Builders Merchants Adjoining 104  
Godstone Road  
Kenley  
CR8 5AE Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition 4 (surface water drainage) attached to permission 18/04522/FUL dated 05/07/19 for the continued use of site as builders merchants and associated yard (sui generis) including car parking, storage (containers and carcassing) and extension of the builders merchant use into adjacent field for storage purposes (carcassing, car parking and retention of vehicle turning head)

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02996/FUL

**Ward : Kenley**

Location : 11 Haydn Avenue  
Purley  
CR8 4AG

Type: Full planning permission

Proposal : Erection of a terrace of 6 no. three bed dwellings to the rear of the existing property; demolition of a single storey side extension to the existing property; new vehicular and pedestrian access to the rear; associated parking and hard and soft landscaping

Date Decision: 14.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00150/DISC

**Ward : Kenley**

Location : Development Site Former Site Of  
10 Welcomes Road  
Kenley  
CR8 5HD

Type: Discharge of Conditions

Proposal : Application to discharge condition numbers 10 (Delivery Service Plan) and 20 (Site Waste Management) attached to outline planning permission ref. 19/04441/OUT. (Demolition of existing dwelling. Erection of 8 three/four storey dwellinghouses (2 pairs of semi-detached properties and 4 terraced properties), provision of vehicular accesses, access road, parking areas, land level alterations and cycle storage [Amended description])

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00458/HSE

**Ward : Kenley**

Location : 7 Chertsey Close  
Kenley  
CR8 5LN

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Single-storey front/side extension and associated alterations

Date Decision: 29.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00637/DISC

**Ward : Kenley**

Location : Satin Heights  
9B Haydn Avenue  
Purley

Type: Discharge of Conditions

Proposal : Discharge of condition numbers 7 (bin store), 9 (privacy screen) and 10 (EVCP) attached to planning permission ref. 19/02050/FUL (Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping.).

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01524/DISC

**Ward : Kenley**

Location : 60 Welcomes Road  
Kenley  
CR8 5HD

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Materials Palette), Condition 4 (Parapet and Terrace Details) and condition 6 (bicycle shelter and refuse store) of planning reference 19/05394/FUL for the Construction of a two-storey building with habitable roof space to accommodate 7 flats to the front and a pair of semi-detached two-storey dwellinghouses to the rear of the site, with associated vehicle parking, cycle and bin provision. Following the demolition of existing dwellinghouse.

Date Decision: 05.10.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02038/DISC

**Ward : Kenley**

Location : The Grange  
Firs Road  
Kenley  
CR8 5LH

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of Conditions 5 (Landscaping), 7 (Playspace), 11 (DSMP), 12 (Pedestrian crossing) and 13 (Car parking management plan) attached to planning permission 19/03839/FUL for Erection of a new two storey side extension and single storey rear extension and conversion of existing building to provide 9 no. 1 and 2 bedroom flats together with associated access, parking and landscaping.

Date Decision: 27.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02048/HSE  
Location : 14 Cullenden Road  
Kenley  
CR8 5LR  
**Ward : Kenley**  
Type: Householder Application

Proposal : Erection of front porch extension and garage conversion; Including alterations

Date Decision: 23.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02266/HSE  
Location : 34 Park Road  
Kenley  
CR8 5AQ  
**Ward : Kenley**  
Type: Householder Application

Proposal : Erection of a two storey side extension.

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02521/TRE  
Location : 5 Lovelock Close  
Kenley  
CR8 5HL  
**Ward : Kenley**  
Type: Consent for works to protected trees

Proposal : Poplars P1, P3, P4, P6, P7-9: Fell  
(TPO 5, 1990)

Date Decision: 16.09.22

**Withdrawn application**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 82 Old Lodge Lane  
Purley  
CR8 4DD  
Type: Householder Application

Proposal : Alterations including demolition of existing detached garage, and erection of a single storey front and side extension.

Date Decision: 29.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02685/DISC  
Location : Wrenwood Court  
38 Hermitage Road  
Kenley  
CR8 5EB  
Ward : **Kenley**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Construction Logistics Plan) of planning permission 19/05984/FUL. (Erection of two/four storey side extension and two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store.)

Date Decision: 26.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02691/HSE  
Location : 3 Beckett Avenue  
Kenley  
CR8 5LT  
Ward : **Kenley**  
Type: Householder Application

Proposal : Erection of new brick wall, railings and gate to front boundary (following demolition of existing boundary wall)

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02777/DISC  
Location : 25 Cullenden Road  
Kenley  
CR8 5LR  
Ward : **Kenley**  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition 3 (CMP), 4 (Tree Protection Plan) and 7 (materials and details) attached to permission 21/06019/FUL dated 09/06/2022 for the Demolition of existing dwellings; erection of 6 houses with associated access, car parking and hard and soft landscaping

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02933/DISC

**Ward : Kenley**

Location : 25 - 27 Cullesden Road  
Kenley  
CR8 5LR

Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (non-native invasive species) and 6 (Biodiversity Enhancement Strategy) attached to permission 21/06019/FUL dated 09/06/22 for 'Demolition of existing dwellings; erection of 6 houses with associated access, car parking and hard and soft landscaping'.

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02943/HSE

**Ward : Kenley**

Location : 13 Oaks Way  
Kenley  
CR8 5DT

Type: Householder Application

Proposal : Loft conversion including the erection of hip to gable roof extensions, rear dormer and three rooflights to the front elevation.

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03114/HSE

**Ward : Kenley**

Location : 5 Bencombe Road  
Purley  
CR8 4DR

Type: Householder Application

Proposal : Proposed extension to side porch, facade alterations and all associated works.

Date Decision: 20.09.22



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03128/DISC **Ward : Kenley**  
Location : Highfield Lodge **Type: Discharge of Conditions**  
90A Higher Drive  
Purley  
CR8 2HJ

Proposal : Discharge of condition 10 (cycle and refuse) attached to permission 19/04119/FUL dated 12/08/2020 for 'Demolition of the existing dwelling and erection of a four / five storey building comprising of 9 x 3 bedroom flats together with car parking, refuse store, internal bike store and landscaping.'

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03241/DISC **Ward : Kenley**  
Location : Little Hayes Nursing Home **Type: Discharge of Conditions**  
29 Hayes Lane  
Kenley  
CR8 5LF

Proposal : Discharge of condition 1 - surface water drainage scheme, 5 - construction logistics plan, 6 - ground protection, 7 - hard/soft landscaping attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03370/TRE **Ward : Kenley**  
Location : 34 Park Road **Type: Consent for works to protected trees**  
Kenley  
CR8 5AQ

Proposal : T2 Thuja Plicata - Crown lift to 4 metres measured from ground level.  
(TPO 04, 2007)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03395/TRE  
Location : 5 Highclere Close  
Kenley  
CR8 5JU

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

Proposal : T1 Oak - To remove 1 x 150mm lateral branch growing towards T2 @ 7m attachment point. Remove remaining branches below on Yew side of crown.  
T2 Yew - To reduce crown height by 2m and radial spread by 1.5m.  
T3 Oak - To remove 3 x lower lateral primary branches growing towards house. To raise remaining low canopy to 5m high.  
(TPO 25, 2009)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03399/HSE  
Location : 1 Chertsey Close  
Kenley  
CR8 5LN

**Ward : Kenley**  
Type: Householder Application

Proposal : Demolition of conservatory and erection of single storey rear extension

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03446/NMA  
Location : 10 Lower Road  
Kenley  
CR8 5NB

**Ward : Kenley**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 20/02121/HSE for the erection of a first-floor side extension, roof extension and extension to existing rear dormer.

Date Decision: 06.10.22

**Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/03481/TRE **Ward : Kenley**  
Location : 7 Park Road **Type: Consent for works to protected trees**  
Kenley  
CR8 5AS

Proposal : Two Limes (G1) - reduce height by approximately 3m, and reduce lateral branches by approximately 2 - 2.5m. Cut back from phone lines to provide 1m clearance.  
Beech (T2) - crown reduce by approximately 2 - 2.5m.  
(TPO 110)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03510/DISC **Ward : Kenley**  
Location : 25 - 27 Roke Road **Type: Discharge of Conditions**  
Kenley  
CR8 5DZ

Proposal : Discharge of conditions 4 (CLP), 5 (landscaping), 8 (Biodiversity Enhancement Strategy), 9 (trees) and 10 (Arboricultural Method Statement) attached to permission 21/01912/FUL dated 30/03/22 for Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03564/DISC **Ward : Kenley**  
Location : 1 Kearton Close **Type: Discharge of Conditions**  
Kenley  
CR8 5EN

Proposal : Approval of details of conditions 6 (CMP) and 8b (Detailing) of planning permission 21/00339/FUL for the demolition of existing dwelling and erection of 9 x 3 bedroom dwellings of 2 storeys plus accommodation in the roof with associated access, 18 parking spaces, cycle and refuse storage, approved on 23.02.2022.

Date Decision: 29.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03618/TRE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 34 Cullesden Road  
Kenley  
CR8 5LR  
Type: Consent for works to protected trees

Proposal : Beech Tree - To section fell due to vast amounts of dieback in the crown.  
(TPO no. 4, 1975)

Date Decision: 03.10.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03782/DISC  
Location : 25 - 27 Cullesden Road  
Kenley  
CR8 5LR  
Ward : **Kenley**  
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (SUDS) attached to permission 21/06019/FUL dated 09/06/22 for Demolition of existing dwellings; erection of 6 houses with associated access, car parking and hard and soft landscaping

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01627/HSE  
Location : 321 Castle Hill Avenue  
Croydon  
CR0 0TF  
Ward : **New Addington North**  
Type: Householder Application

Proposal : Erection of replacement porch to the front elevation and a single storey rear extension.

Date Decision: 30.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02271/FUL  
Location : 321 Castle Hill Avenue  
Croydon  
CR0 0TF  
Ward : **New Addington North**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Demolition of existing side lean-to and erection of an attached two storey/2 bedroom dwellinghouse.

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03377/HSE  
Location : 22 Applegarth  
Field Way  
Croydon  
CR0 9DA

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

Proposal : Erection of accessible ramp to rear

Date Decision: 04.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03416/GPDO  
Location : 57 Headley Drive  
Croydon  
CR0 0QH

**Ward : New Addington North**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 06.10.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/02280/FUL  
Location : 93 Calley Down Crescent  
Croydon  
CR0 0EP

**Ward : New Addington South**  
Type: Full planning permission

Proposal : Subdivision of existing plot to facilitate erection of one two-storey 3-bedroom dwelling within the side space; erection of single-storey rear extension and rear roof dormer to the existing house with associated internal and external alterations and demolitions.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 23.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02630/FUL

**Ward : New Addington South**

Location : 75 Homestead Way  
Croydon  
CR0 0AW

Type: Full planning permission

Proposal : Use of former garage as a self-contained residential unit C3 use (retrospective).

Date Decision: 30.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02879/DISC

**Ward : New Addington South**

Location : Thompsons  
Vulcan Way  
Croydon  
CR0 9UG

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Materials) attached to PP 21/05563/FUL for the alterations and redevelopment of the Bodyshop building to include an increase in height of the building with a maximum height of 10.33m, erection of a single storey rear extension to the east of the machine shop with a maximum height of 7.22 metres and installation of cladding.

Date Decision: 07.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00037/FUL

**Ward : Norbury Park**

Location : 16 Green Lane And Land And Premises Rear  
Of 16 Green Lane Fronting Carolina Road  
Thornton Heath

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Alterations to existing building fronting Green Lane, Removal of rear structures and erection of a Part 2 / Part 3 storey building on land to the rear of 16 Green Lane (Facing Carolina Road) to provide 5 No self-contained dwellings consisting of 3 bedrooms and rear first floor amenity areas. Provision of associated cycle storage enclosure facing Carolina Road, and provision of associated refuse storage.

Date Decision: 30.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00184/HSE **Ward : Norbury Park**  
Location : 97 Ingram Road **Type: Householder Application**  
Thornton Heath  
CR7 8EH  
Proposal : Retrospective application for the erection of infill side/ rear extension.

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00533/HSE **Ward : Norbury Park**  
Location : 46 Virginia Road **Type: Householder Application**  
Thornton Heath  
CR7 8EJ  
Proposal : Demolition of single storey side/ rear ext. Erection of single/double storey side extension. Erection of single storey rear extension. Erection of hip to gable and two rear dormers.

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00699/HSE **Ward : Norbury Park**  
Location : 54 Norbury Hill **Type: Householder Application**  
Norbury  
London  
SW16 3LB  
Proposal : Conversion of garage to habitable room. Erection of single storey front extension, roof connection with porch and associated roof alterations.

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01569/HSE  
Location : 61 Maryland Road  
Thornton Heath  
CR7 8DJ

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

Proposal : Erection of single storey outbuilding.

Date Decision: 21.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01683/HSE  
Location : 36 Croft Road  
Norbury  
London  
SW16 3NF

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

Proposal : Alterations, erection of first-floor side extension, single-storey rear extension with raised terrace and front porch extension.

Date Decision: 27.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02119/HSE  
Location : 107 Biggin Hill  
Upper Norwood  
London  
SE19 3HX

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

Proposal : Erection of single storey rear extension.

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02323/HSE  
**Ward : Norbury Park**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 101 Briar Avenue  
Norbury  
London  
SW16 3AG  
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension with terrace area

Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02325/FUL  
Location : 1 Five Oaks  
69 Ryecroft Road  
Norbury  
London  
SW16 3EN  
Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Alterations, installation of window in side elevation and replacement front boundary fence

Date Decision: 23.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03084/HSE  
Location : 90 Christian Fields  
Norbury  
London  
SW16 3JX  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Alterations, demolition of existing garage, erection of two-storey side extension, rear dormer extension and single-storey rear/side extension

Date Decision: 12.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03318/HSE  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 23 Bigginwood Road  
Norbury  
London  
SW16 3RY  
Type: Householder Application

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

Date Decision: 30.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03363/HSE  
Location : 113 Biggin Hill  
Upper Norwood  
London  
SE19 3HX  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Single-storey rear extension to the house

Date Decision: 27.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03365/HSE  
Location : 111 Biggin Hill  
Upper Norwood  
London  
SE19 3HX  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Single-storey rear extension to the house

Date Decision: 26.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03665/LP  
Location : 68 Biggin Hill  
Upper Norwood  
London  
SE19 3HU  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations edged



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 1 Hill Drive  
Norbury  
London  
SW16 4NP  
Type: Householder Application

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

Date Decision: 23.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02804/HSE  
Location : 159 Strathyre Avenue  
Norbury  
London  
SW16 4RH  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 07.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03001/LP  
Location : 33 Craignish Avenue  
Norbury  
London  
SW16 4RN  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable roof extension to side roofslope and dormer extension on rear roofslope, Replacement of two (2) rooflights to front roofslope, and Alterations including removal of a single chimney

Date Decision: 16.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03133/LP  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 26 Norbury Court Road  
Norbury  
London  
SW16 4HT  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a dormer extension on rear outrigger and removal of chimney.

Date Decision: 20.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03242/FUL  
Location : 14 Beech Road  
Norbury  
London  
SW16 4NW  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Proposal : Alterations, conversion of single dwellinghouse to form 1x 3-bed unit and 2x 1-bed units and provision of associated cycle and refuse storage

Date Decision: 26.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03322/DISC  
Location : 82 Pollards Hill North  
Norbury  
London  
SW16 4NY  
Ward : **Norbury And Pollards Hill**  
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Construction Logistics Plan), Condition 4 (Landscaping details), Condition 5 (Layout Plan and flood risk), Condition 6 (External facing material details), Condition 8 (Electric Vehicle Charging Points and Blue Badge details), Condition 9 (Refuse and cycle storage), Condition 10 (Biodiversity Enhancement Strategy) and Condition 15 (Structural Stability investigation) attached to planning permission ref. 20/03623/FUL for: Demolition and erection of 5 houses and associated car parking, cycle parking, refuse storage and landscaping.

Date Decision: 28.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/03491/DISC **Ward : Norbury And Pollards Hill**  
Location : 2-10 Fairview Road Type: Discharge of Conditions  
Norbury  
London  
SW16 5PY

Proposal : Discharge of Condition 5 (cycle facilities) and Condition 6 (refuse/recycling store) of LPA ref: 20/02330/FUL (Change of use from A1 (retail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store).

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03519/GPDO **Ward : Norbury And Pollards Hill**  
Location : 10 Ena Road Type: Prior Appvl - Class A Larger  
Norbury House Extns  
London  
SW16 4JB

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 2.84 metres and a maximum height of 3 metres

Date Decision: 21.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03643/DISC **Ward : Norbury And Pollards Hill**  
Location : The Norbury Trading Estate Type: Discharge of Conditions  
Units 1 - 7, Craignish Avenue  
Norbury  
London  
SW16 4RW

Proposal : Discharge of condition 5 (Delivery and Servicing Plan) attached to planning permission 21/03865/FUL for the change of use of Units 1-3 from B2/E(g)(iii)/F1(f) to Use Classes E(g)(iii) and B8 and change of use of Unit 4 from F1(f) to Use Class E(g)(iii).

Date Decision: 04.10.22

**Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03712/LP  
Location : 21 Ena Road  
Norbury  
London  
SW16 4JD

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

Proposal : Erection of a single-storey outbuilding in rear garden for office/ gym (following demolition of existing outbuilding), and Alterations

Date Decision: 28.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 20/06074/DISC  
Location : 2 Coulsdon Road  
Coulsdon  
CR5 2LA

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

Proposal : Discharge Conditions 5 (Waste stores and boundary treatment), 6 (Cycle Stores), 7 (communal space and playspace), 10 (Tree retention and protection), 16 (Surface water drainage scheme) and 17 (Hard and soft landscaping including boundary treatment) attached to planning permission ref. 19/03003/FUL for demolition of existing dwelling and erection of new building to create 9 flats with associated car and cycle parking provision, refuse storage and landscaping

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00967/HSE  
Location : 16 Byron Avenue  
Coulsdon  
CR5 2JR

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

Proposal : Alterations including alterations to land levels at rear, erection of single/two storey front/side/single storey rear extension and dormer extension on rear roof slope

Date Decision: 27.09.22

**Permission Granted**





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 1 Commonside Close  
Coulsdon  
CR5 1PX  
Type: Householder Application

Proposal : Alterations; single storey extension to existing outbuilding; change of use of existing outbuilding from garage to home office/gym

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03155/FUL  
Location : The Tudor Rose Public House  
270 Coulsdon Road  
Coulsdon  
CR5 1EB  
Ward : **Old Coulsdon**  
Type: Full planning permission

Proposal : Repaint of the building, a stretch tent, new outdoor seating, new boundary treatments, new lighting, resurfacing of car park and a bin store

Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03172/ADV  
Location : The Tudor Rose Public House  
270 Coulsdon Road  
Coulsdon  
CR5 1EB  
Ward : **Old Coulsdon**  
Type: Consent to display advertisements

Proposal : The display of 9 illuminated and non-illuminated aluminium freestanding and mounted signs

Date Decision: 06.10.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/03225/HSE  
Location : 1 Commonside Close  
Coulsdon  
CR5 1PX  
Ward : **Old Coulsdon**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Alterations. Single storey rear extension. Single storey front porch extension.

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03237/DISC

**Ward : Old Coulsdon**

Location : 86 Bradmore Way  
Coulsdon  
CR5 1PB

Type: Discharge of Conditions

Proposal : Discharge Conditions 4 (CEMP), 5 (Protected Species Survey), and 6 (Tree Protection) attached to planning permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03264/GPDO

**Ward : Old Coulsdon**

Location : 115 Tollers Lane  
Coulsdon  
CR5 1BG

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.98 metres from the rear wall of the original house with a height to the eaves of 2.65 metres and a maximum overall height of 3.25 metres

Date Decision: 13.09.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03339/LP

**Ward : Old Coulsdon**

Location : 66 Court Avenue  
Coulsdon  
CR5 1HE

Type: LDC (Proposed) Operations  
edged

Proposal : Rear dormer roof extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 03.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03467/GPDO  
Location : 308 Coulsdon Road  
Coulsdon  
CR5 1EB

**Ward : Old Coulsdon**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 27.09.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/03534/TRE  
Location : 7 Larkin Close  
Coulsdon  
CR5 2LS

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

Proposal : Lime (T1) - 6 metre crown lift and 2 metre crown reduction  
Lime (T2) - 6 metre crown lift  
Lime (T3) - 6 metre crown lift and 2 metre crown reduction  
(TPO 3, 1991)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03619/LP  
Location : 62 Byron Avenue  
Coulsdon  
CR5 2JR

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

Proposal : Erection of single storey side extension. Erection of hip to gable and rear dormer, installation of three rooflights in front roofslope and removal of chimney.

Date Decision: 07.10.22

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



Ref. No. : 22/03097/GPDO  
Location : 31 Danecourt Gardens  
Croydon  
CR0 5JN

Ward : **Park Hill And Whitgift**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.95 metres

Date Decision: 13.09.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/03110/HSE  
Location : 38 Lloyd Park Avenue  
Croydon  
CR0 5SB

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Conversion of garage into bedroom with en-suite, and single storey side/rear extension to create larger kitchen/dining area and an extended terrace area.

Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03206/LP  
Location : 15 Paul Gardens  
Croydon  
CR0 5QL

Ward : **Park Hill And Whitgift**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension

Date Decision: 28.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03256/HSE  
Location : 29 Upfield  
Croydon  
CR0 5DR

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Erection of single storey front extension.

Date Decision: 23.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03403/DISC  
Location : 22A Brownlow Road  
Croydon  
CR0 5JT

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

Proposal : Discharge of conditions 3 (materials), 5 - part 5 (child play equipment), and 6 (CLP) attached to planning permission for 20/02301/FUL for: Erection of three storey building to the side comprising two flats with provision of associated cycle and bin storage - approved on 16.09.2020

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/02385/DISC  
Location : Land Between 13 Derrick Avenue And  
Station Approach  
Purley  
CR2 0QL

**Ward : Purley Oaks And  
Riddlesdown**  
Type: Discharge of Conditions

Proposal : Details pursuant to conditions 4 (Parking, cycle and refuse and access) and 5 (Landscaping) of planning permission 16/06405/FUL for the Erection of 5 three storey and 1 single/two storey building comprising a total of 22 three bedroom, 5 two bedroom and 10 one bedroom flats. Formation of access road, communal amenity area and associated parking, landscaping and planting. | Land Between 13 Derrick Avenue And Station Approach Purley CR2 0QL

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05791/NMA

**Ward : Purley Oaks And  
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 12 Victoria Avenue  
South Croydon  
CR2 0QP  
Type: Non-material amendment

Proposal : Non-material amendment to planning reference 21/02436/HSE - addition of a verandah and timber cladding to rear facade

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06355/DISC  
Ward : **Purley Oaks And Riddlesdown**

Location : Allium House  
31 Riddlesdown Road  
Purley  
CR8 1DJ  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Hard and soft landscaping), 4 (Playspace), 5 (Cycle and refuse), 8 (EVCP) and 11 (CO2 reduction) attached to planning permission 18/04839/FUL for demolition of existing 2 storey detached house & garage & erection of new 3 storey flat block including for 8 apartments, amended access / parking provision & landscaping.

Date Decision: 27.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00341/FUL  
Ward : **Purley Oaks And Riddlesdown**

Location : 3A Edgar Road  
South Croydon  
CR2 0NJ  
Type: Full planning permission

Proposal : Construction of dormer extension in rear roof slope.

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00380/DISC  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 126-132 Pampisford Road  
Purley  
CR8 2NH  
Type: Discharge of Conditions

Proposal : Discharge of condition number 8 (materials) 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 associated vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH).

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01441/DISC  
Ward : **Purley Oaks And Riddlesdown**

Location : 126 - 132 Pampisford Road  
Purley  
CR8 2NH  
Type: Discharge of Conditions

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

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01443/LP  
Ward : **Purley Oaks And Riddlesdown**

Location : 173 Kingsdown Avenue  
South Croydon  
CR2 6QN  
Type: LDC (Proposed) Operations edged

Proposal : Construction of hip to gable loft conversion, with rooflights in the front roof slope and dormer in the rear roof slope.

Date Decision: 20.09.22

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

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03144/DISC

Ward : **Purley Oaks And  
Riddlesdown**

Location : Land R/o 67 Kendall Avenue South  
South Croydon  
CR2 0QR

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan), Condition 4 (external materials), Condition 5 (hard and soft landscaping, exterior lighting) and Condition 6 (refuse and cycle storage, EVCPs) attached to permission 21/04462/FUL for 'Erection of a two bedroom dwelling with associated works.'

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03191/DISC

Ward : **Purley Oaks And  
Riddlesdown**

Location : 62 Whytecliffe Road North  
Purley  
CR8 2AR

Type: Discharge of Conditions

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

Date Decision: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03195/HSE

Ward : **Purley Oaks And  
Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 1 Brancaster Lane  
Purley  
CR8 1HG  
Type: Householder Application

Proposal : Alterations including erection of a part single, part two storey rear extension with raised patio and single storey side extension.

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03199/HSE  
Location : 12 Eskdale Gardens  
Purley  
CR8 1EY  
Ward : **Purley Oaks And Riddlesdown**  
Type: Householder Application

Proposal : Erection of single storey front/side/rear extension including front porch and patio area at rear (upper and lower patio area). Associated changes to fenestration, complete with external alterations.

Date Decision: 23.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03257/HSE  
Location : 37 Purley Bury Close  
Purley  
CR8 1HW  
Ward : **Purley Oaks And Riddlesdown**  
Type: Householder Application

Proposal : Alterations. Single storey rear/side extension.

Date Decision: 27.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03304/GPDO  
Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 21 Lower Barn Road  
Purley  
CR8 1HY

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 3.52 metres

Date Decision: 30.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03356/DISC

Ward : **Purley Oaks And  
Riddlesdown**

Location : 126-132 Pampisford Road  
Purley  
CR8 2NH

Type: Discharge of Conditions

Proposal : Discharge of condition 11 (Biodiversity) attached to planning permission for 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.

Date Decision: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03420/DISC

Ward : **Purley Oaks And  
Riddlesdown**

Location : Valentine Court  
122 Pampisford Road  
Purley  
CR8 2NF

Type: Discharge of Conditions

Proposal : Discharge of condition 9 (carbon dioxide emissions) attached to planning permission 18/00236/FUL for demolition of existing two storey property, erection of two storey plus lower ground floor and roof level, creation of eight self-contained residential units (C3), new access with car parking, landscaping, refuse and cycle storage.

Date Decision: 04.10.22

**Not approved**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 30 Russell Hill  
Purley  
CR8 2JA  
Type: Full planning permission

Proposal : Demolition of former Drug and Alcohol Rehabilitation Residential Care Home (Use Class C2) and erection of 2x Apartment Blocks to include 24 Flats (Use Class C3) (Including Affordable Housing), with associated land level alterations, landscaping, amenity spaces, vehicular and pedestrian access, cycle and car parking

Date Decision: 30.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/00874/DISC  
Location : Villa D'alba  
The South Border  
Purley  
CR8 3LD  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Details of condition 3 (details) 4 (Landscaping) pursuant to planning permission 20/04231/CONR at Villa D'alba The South Border Purley CR8 3LD

Date Decision: 27.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04550/FUL  
Location : 84 Woodcote Valley Road  
Purley  
CR8 3BE  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a 4 storey building above basement car parking comprising 7 flats with 2 houses at the rear (9 units total) with associated works including car lift, revised vehicular and pedestrian access, hard and soft landscaping.

Date Decision: 20.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/04691/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 129A Foxley Lane  
Purley  
CR8 3HR  
Type: Full planning permission  
Proposal : Retrospective planning application for a two storey detached 4 bedroomed dwelling.

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/04859/FUL  
Location : 20 Purley Knoll  
Purley  
CR8 3AE  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of 7 flats and 2 houses with associated car parking and landscaping.

Date Decision: 15.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05160/HSE  
Location : Cadenabbia  
Warren Road  
Purley  
CR8 1AA  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations to land levels at rear including a raised deck and steps on a cantilever platform to join the front and rear garden.

Date Decision: 27.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05162/DISC  
Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (construction logistics plan) attached to planning permission 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



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05952/HSE  
Location : 2A Hillcroft Avenue  
Purley  
CR8 3DG  
Ward : **Purley And Woodcote**  
Type: Householder Application  
Proposal : Alterations including demolition of existing garage and erection of a garage to side of property, a side extension and a front a porch.

Date Decision: 03.10.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/06341/DISC  
Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : Discharge of condition 6 (external materials) of planning reference 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  
vehicular access and associated landscaping.

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00757/DISC  
Location : Land R/o 56 Smitham Downs Road  
Purley  
CR8 4NE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions  
Proposal : The application is for the discharge of conditions 3 (EVCP), 5 (Cycle storage) of planning permission 22/02644/FUL (Residential development for the erection of a 2 storey 4 bedroom detached house with accommodation within the roof space and associated parking, comprising minor amendments to planning permission 21/02817/FUL (retrospective)). (Amended description).



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/01198/HSE  
Location : 1A Woodcrest Road  
Purley  
CR8 4JD  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Single storey rear extension, alteration to the rear retaining wall and the addition of a porch.

Date Decision: 19.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01302/DISC  
Location : Woodcote Reservoir  
Smitham Bottom Lane  
Purley  
CR8 3DE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (vehicle safety) of planning reference 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: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01483/FUL  
Location : 1A Woodcote Valley Road  
Purley  
CR8 3AH  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Erection of rear extensions at first and second floor level and conversion of the property into 5 flats with car parking on the front forecourt.

Date Decision: 07.10.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/01599/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 6A Russell Parade  
Russell Hill Road  
Purley  
CR8 2LE

Type: Full planning permission

Proposal : Alterations, conversion of first and second floors from 1 to 2 self contained flats including accommodation within the roofspace and erection of dormer extension on rear roof slope

Date Decision: 30.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01815/HSE  
Location : 35 Woodcrest Road  
Purley  
CR8 4JD

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

Proposal : Installation of front gates to vehicle forecourt

Date Decision: 21.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01970/FUL  
Location : 33 Foxley Lane  
Purley  
CR8 3EH

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

Proposal : Alterations to land levels, erection of two storey house with accommodation within the roof space, associated car parking, refuse, cycle provision and hard and soft landscaping

Date Decision: 30.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02025/DISC  
Location : Land Development Site Former Site Of  
11 Hartley Old Road  
Purley  
CR8 4HH

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition 6 (landscaping) 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: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02067/DISC

Ward : **Purley And Woodcote**

Location : 4, 6 And 8 Russell Hill  
Purley  
CR8 2JA

Type: Discharge of Conditions

Proposal : Discharge of condition 16 (Travel Plan) attached to permission 17/02427/FUL dated 13/12/17 for the 'Demolition of existing houses: erection of 2 three storey buildings, comprising a total of 15 two bedroom , 8 one bedroom and 7 three bedroom flats : formation of vehicular access and provision of associated parking'.

Date Decision: 13.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02105/FUL

Ward : **Purley And Woodcote**

Location : Tudor Court  
6 - 16 Russell Hill Road  
Purley  
CR8 2LA

Type: Full planning permission

Proposal : Extension and conversion of third floor roof space along terrace, extension and alterations to rear of terrace, proposed additional fourth floor to terrace - to provide 9x2-bedroom units.

Date Decision: 28.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02336/DISC

Ward : **Purley And Woodcote**

Location : Development Site Former Site Of  
2 Wyvern Road  
Purley  
CR8 2NP

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition numbers 10 (lighting biodiversity) and 15 (Co2 emissions) attached to planning permission ref. 21/03524/CONR (Variation of Conditions 2 (Approved Drawings), 7 (Landscaping) and 15 (Arboricultural Report) attached to planning permission ref. 20/00532/FUL for the demolition of the existing dwelling and erection of 9 dwellinghouses and associated landscaping, refuse storage and car and cycle parking).

Date Decision: 21.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02397/RSM  
Location : 15A Russell Hill  
Purley  
CR8 2JB

**Ward : Purley And Woodcote**  
Type: Approval of reserved matters

Proposal : Reserved matters relating to appearance and landscaping (condition 2) attached to planning permission ref 19/01963/OUT for the demolition of the existing dwelling and garage and the erection of a 2/3 storey building to provide 6 flats with associated parking, amenity space, bin store and cycle store.

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/02576/FUL  
Location : 16A Higher Drive  
Purley  
CR8 2HE

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

Proposal : Conversion of existing dwelling into 3 x self-contained flats including two storey rear extension, conversion of garage into habitable room, raising roof ridge height, insertion of roof lights on north side and south side elevations, provision for cycle parking and refuse storage and landscaping.

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02577/FUL

**Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Ummed Villa  
Birch Lane  
Purley  
CR8 3LH  
Type: Full planning permission

Proposal : Demolition of existing house, alterations, erection of replacement single/two storey house incorporating dormer extensions with accommodation within the roof space, double garage and swimming pool

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02644/FUL  
Location : Smetheden House  
2A Woodside Road  
Purley  
CR8 4LN  
Ward : **Purley And Woodcote**  
Type: Full planning permission

Proposal : Residential development for the erection of a 2 storey 4 bedroom detached house with accommodation within the roof space and associated parking, comprising minor amendments to planning permission 21/02817/FUL (retrospective)

Date Decision: 12.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02672/HSE  
Location : 4 Cliff End  
Purley  
CR8 1BN  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations. Raising of eaves and ridge height of existing roof. Reconfiguration of roof including alteration of existing front hipped roof to gable end. Erection of rear dormer roof extension. Erection of dormer window to front roof slope. Alterations to fenestrations including enlargement of 3no. existing side windows and installation of 3no. new side windows. Installation of one rooflight to front roof slope. Installation of 2no. rooflights to flat roof.

Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02948/DISC **Ward : Purley And Woodcote**  
Location : 16 Smitham Downs Road **Type: Discharge of Conditions**  
Purley  
CR8 4NB

Proposal : Discharge of conditions 5 (materials and details) and 6 (SUDS) attached to permission 20/05575/FUL dated 11/10/21 for the 'Demolition of existing dwelling, erection of a 3/4 storey building comprising 9 flats with basement car parking, landscaping and amenity space.'

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02981/TRE **Ward : Purley And Woodcote**  
Location : 63 Woodcote Valley Road **Type: Consent for works to protected trees**  
Purley  
CR8 3BG

Proposal : Poplar: Fell to ground level - Tree is damaged and diseased at base.  
(TPO 21, 1979)

Date Decision: 03.10.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03073/DISC **Ward : Purley And Woodcote**  
Location : 42 Grovelands Road **Type: Discharge of Conditions**  
Purley  
CR8 4LA

Proposal : Discharge of Conditions 2 (Materials), ref. 19/00886/FUL for the demolition of the existing dwelling and the erection of a 3 storey detached building (with roofspace accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Date Decision: 15.09.22

**Approved**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of condition 20 (fire details) attached to permission 20/03470/FUL dated 21/02/22 for 'Demolition of dwellinghouse and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping (amended plans and description)'

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03312/DISC

Ward : **Purley And Woodcote**

Location : 5 Russell Hill  
Purley  
CR8 2JB

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (materials and details) attached to planning permission ref. 20/03470/FUL. (Demolition of dwelling house and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping-amended plans and description).

Date Decision: 29.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03321/DISC

Ward : **Purley And Woodcote**

Location : 29-35 Russell Hill Road  
Purley  
CR8 2LF

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Contaminated Land) attached to planning permission ref. 19/03604/FUL for the demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 23.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03323/ADV

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 8 Purley Road  
Purley  
CR8 2HA  
Type: Consent to display  
advertisements

Proposal : Retention of 1 x 42" LCD media screen size-860(W)x2160(H)mm Screen size-  
530(W)x930(H) mm, 4 x 1250mm x 700mm flag pole signs, overall 2450mm in height,  
non illuminated signage on rapid charger and non illuminated signage on fast charger

Date Decision: 28.09.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 22/03368/TRE  
Location : 16 Russell Green Close  
Purley  
CR8 2NR  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected  
trees

Proposal : T1 Sycamore - Fell  
(TPO 24, 1977)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03376/DISC  
Location : Bala Court  
118A Woodcote Valley Road  
Purley  
CR8 3BF  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (External Materials) attached to permission 19/03909/FUL for  
Demolition of existing and the erection of a two-storey building with roof accommodation  
to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse  
and bicycles sheds.

Date Decision: 29.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03378/FUL  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Purley United Reformed Church  
Brighton Road  
Purley  
CR8 2LN

Type: Full planning permission

Proposal : External alterations to the rear north western face of church ancillary accommodation: replacement of steel door in uPVC; replacement of timber infill panel with red brick to match existing; existing dwarf wall shortened in length; steel guard rail provided adjacent to dwarf wall and change of level.

Date Decision: 05.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03436/DISC

Location : Land Development Site Former Site Of  
11 Hartley Old Road  
Purley  
CR8 4HH

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

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: 05.10.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03497/DISC

Location : Kingsmead Court  
10 Smitham Downs Road  
Purley  
CR8 4NA

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (landscaping) and 9 (CO2 emissions) attached to permission 21/02992/CONR for the variation of condition 2 (drawings) attached to permission 19/02313/FUL dated 27/09/19 for the demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage. The amendments are to the elevations, internal layouts and positioning of the rear bungalow.



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Installation of 1 no. GPS node, 3 no. RRUs, and 3 no. BOBs to radio equipment housing and ancillary development thereto.

Date Decision: 23.09.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03729/TRE  
Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS  
Ward : **Purley And Woodcote**  
Type: Consent for works to protected trees

Proposal : G836 - Leyland Cypress: To reduce whole group to 5m high and trim side  
852 - London Plane: To re-pollard  
854 - Field Maple: To re-pollard  
(TPO no. 22, 2017 & TPO no. 52, 1983)

Date Decision: 03.10.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03774/DISC  
Location : Development Site At 29 - 35 Russell Hill  
Road  
Purley  
CR8 2LF  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission ref. 19/03604/FUL for the demolition of existing residential dwellings and erection of 2 buildings, comprising of 106 new apartments, with associated hard and soft landscaping, access and car parking.

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05986/DISC  
Ward : **Sanderstead**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 2-4 Addington Road  
South Croydon  
CR2 8RB  
Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (materials), 7 (refuse / cycle parking), 8 (biodiversity) \_ 21 (EVCP) attached to planning permission 20/00107/FUL for the demolition of two semi-detached dwelling houses and the erection of 4/5 storey building to provide 19 residential units, with associated provision of 20 offstreet car parking spaces, access, cycle and refuse storage and landscaping.

Date Decision: 05.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/06316/HSE  
Location : 46 Rectory Park  
South Croydon  
CR2 9JN  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Proposed garage conversion and alterations to external fenestration at ground floor level

Date Decision: 30.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00744/HSE  
Location : 165 Limpsfield Road  
South Croydon  
CR2 9LJ  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Single storey rear extension and roof conversion with rear dormer

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/00878/HSE  
Location : 83 Brian Avenue  
South Croydon  
CR2 9NJ  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of single storey rear extension; with alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01027/DISC **Ward : Sanderstead**  
Location : 158 Purley Downs Road **Type: Discharge of Conditions**  
South Croydon  
CR2 0RF

Proposal : Discharge Conditions 5 (Materials), 9 (Waste Management), and 18 (Site Levels) attached to planning permission ref. 21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01178/HSE **Ward : Sanderstead**  
Location : 33 Rectory Park **Type: Householder Application**  
South Croydon  
CR2 9JR

Proposal : Alterations including garage conversion and single storey rear and side extensions

Date Decision: 27.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01643/FUL **Ward : Sanderstead**  
Location : 77 - 79 Mitchley Avenue **Type: Full planning permission**  
South Croydon  
CR2 9HN

Proposal : Amalgamation and change of use from professional services (class E(c)) to mixed use cafe/restaurant (class E(b)) & takeaway (Sui Generis). Installation of new shopfronts, erection of single storey rear extension and extraction flue at rear

Date Decision: 06.10.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/01893/HSE **Ward : Sanderstead**  
Location : 70 Arkwright Road **Type: Householder Application**  
South Croydon  
CR2 0LL

Proposal : Alterations; demolition of conservatory and erection of a single storey rear extension, a 2 storey front extension and a rear and side dormer at roof level.

Date Decision: 20.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01945/DISC **Ward : Sanderstead**  
Location : Garages At 1 Heathurst Road **Type: Discharge of Conditions**  
South Croydon  
CR2 0BB

Proposal : Discharge of conditions 4 (Construction Logistics Plan), 6 (Cycles, refuse, boundaries and parking details), 7 (Landscaping) and 8 (Materials) of planning permission 20/02881/FUL. (Demolition of the redundant garages and construction of a three-storey 3 bedroom 6 person detached dwelling.)

Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02018/HSE **Ward : Sanderstead**  
Location : 126 Arundel Avenue **Type: Householder Application**  
South Croydon  
CR2 8BH

Proposal : Alterations and erection of a single storey side and rear extension.

Date Decision: 26.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02060/HSE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Windwhistle  
4 Briar Grove  
South Croydon  
CR2 9HR  
Type: Householder Application

Proposal : Demolition of conservatory. Erection of single storey rear extension and single storey side extension with alterations

Date Decision: 26.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02275/HSE  
Location : 3 Ownstead Gardens  
South Croydon  
CR2 0HH  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations including demolition of existing garage, and erection of two storey side extension including front dormer window.

Date Decision: 26.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02312/DISC  
Location : Agnes House  
89 Hyde Road  
South Croydon  
CR2 9NS  
Ward : **Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 9 (Cycle/Refuse/EVPC etc.) of planning permission 20/00108/FUL. (Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.)

Date Decision: 28.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 22/02340/HSE  
Location : 78 Ridge Langley  
South Croydon  
CR2 0AR

**Ward :** Sanderstead  
Type: Householder Application

Proposal : Alterations to front roof slope including the erection of a flat roof dormer and side window.

Date Decision: 19.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02705/HSE  
Location : 12 Mitchley Grove  
South Croydon  
CR2 9HS

**Ward :** Sanderstead  
Type: Householder Application

Proposal : Erection of single storey rear/side extension (following demolition of existing rear addition and garage); erection of first floor side extension with habitable roofspace; installation of four rooflights to side roof slope

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02819/DISC  
Location : 18 Rectory Park  
South Croydon  
CR2 9JN

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

Proposal : Discharge of condition 3 (CMP) attached to permission 21/03703/FUL dated 19/05/22 for the Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping

Date Decision: 26.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03087/HSE  
Location : 10A Clyde Avenue  
South Croydon  
CR2 9DS

**Ward :** Sanderstead  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Erection of single storey rear extension.

Date Decision: 15.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03102/LP

**Ward : Sanderstead**

Location : 60 Princes Avenue  
South Croydon  
CR2 9BB

Type: LDC (Proposed) Operations  
edged

Proposal : Demolition of garage and conservatory and erection of single storey rear extension.

Date Decision: 14.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03189/DISC

**Ward : Sanderstead**

Location : 69 Kingswood Lane  
Warlingham  
CR6 9AB

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (construction logistics plan) attached to planning permission 21/05254/FUL for demolition of existing dwelling and erection of 5 dwellings with associated parking and landscaping

Date Decision: 14.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03213/HSE

**Ward : Sanderstead**

Location : 1 Stanley Gardens  
South Croydon  
CR2 9AH

Type: Householder Application

Proposal : Erection of two storey rear extension and single storey side/rear extension; increase in main roof ridge height with crown roof and loft conversion to include rear dormer and insertion of 3 no. rooflights in the roof slope.

Date Decision: 07.10.22

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03262/LP  
Location : 202 Limpsfield Road  
South Croydon  
CR2 9DA

**Ward :** Sanderstead  
**Type:** LDC (Proposed) Operations edged

Proposal : Erection of hip to gable roof extension and rear dormer

Date Decision: 04.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03276/HSE  
Location : 28 Church Way  
South Croydon  
CR2 0JR

**Ward :** Sanderstead  
**Type:** Householder Application

Proposal : Single storey front extension to adjoin existing front porch addition

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03284/HSE  
Location : 28 Orchard Road  
South Croydon  
CR2 9LU

**Ward :** Sanderstead  
**Type:** Householder Application

Proposal : Alterations, erection of single storey front extension to include porch, erection of a part single/part two storey and first floor rear extension, and erection of dormer extension on rear roof slope

Date Decision: 26.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03296/HSE  
Location : 58 Court Hill  
South Croydon  
CR2 9NA

**Ward :** Sanderstead  
**Type:** Householder Application





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03332/GPDO  
Location : 73 Mayfield Road  
South Croydon  
CR2 0BJ

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

Proposal : Erection of single storey rear extension projecting out 4 Metres with a maximum height of 3.9 metres

Date Decision: 22.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03358/LP  
Location : 4 Wisborough Road  
South Croydon  
CR2 0DR

**Ward : Sanderstead**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of a side extension (replacing the existing side extension), replacement of the front garage door with new windows associated with the conversion of the garage into a habitable room, and alterations to the rear elevation.

Date Decision: 04.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03470/LP  
Location : 28 Elmfield Way  
South Croydon  
CR2 0EE

**Ward : Sanderstead**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension and land level alterations at the rear.

Date Decision: 23.09.22

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

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 56 The Ruffetts  
South Croydon  
CR2 7LR

Type: Householder Application

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

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02849/HSE

Ward : **Selsdon And Addington  
Village**

Location : 133 Littleheath Road  
South Croydon  
CR2 7SL

Type: Householder Application

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

Date Decision: 13.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02880/HSE

Ward : **Selsdon And Addington  
Village**

Location : 104 Foxearth Road  
South Croydon  
CR2 8EF

Type: Householder Application

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

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02908/HSE

Ward : **Selsdon And Addington  
Village**

Location : 219 Farley Road  
South Croydon  
CR2 7NQ

Type: Householder Application

Proposal : Erection of part single part two-storey rear extension and roof repitching with associated works





Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Ranelagh House  
Bishops Walk  
Croydon  
CR0 5BA

Type: Consent for works to protected trees

Proposal : T1. English Oak - 3 metre crown reduction  
(TPO 24, 2006)

Date Decision: 16.09.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03518/NMA

Ward : **Selsdon And Addington Village**

Location : Woodlands  
Bishops Walk  
Croydon  
CR0 5BA

Type: Non-material amendment

Proposal : Non-material amendment to planning permission 22/00185/HSE for the erection of single-storey rear extension.

Date Decision: 13.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04680/HSE

Ward : **Selsdon Vale And Forestdale**

Location : 72 Kingswood Way  
South Croydon  
CR2 8QQ

Type: Householder Application

Proposal : Alterations; Erection of front extension and first floor side extension.

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02339/HSE

Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 35 Kingswood Way  
South Croydon  
CR2 8QL  
Type: Householder Application

Proposal : Erection of two-storey rear and side extension following demolition of rear conservatory.  
Erection of front porch following demolition of existing two storey front extension.

Date Decision: 19.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02467/DISC  
Location : Land R/O 202 Addington Road  
South Croydon  
CR2 8LD  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Parking, cycle and refuse), 3 (Materials) and 4 (Landscaping) attached to planning permission 18/06122/FUL for Erection of four storey building including basement comprising 2 residential units at first and second floor level, office at ground floor level and storage in basement and provision of associated parking.

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02702/DISC  
Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 04 attached to PP 21/02468/FUL for 'Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations'.

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03021/HSE  
Ward : **Selsdon Vale And Forestdale**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 35 Beech Way  
South Croydon  
CR2 8QR  
Type: Householder Application

Proposal : Erection of a double garage.

Date Decision: 30.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03106/DISC  
Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6b ( detailing) attached to planning permission for 21/02468/FUL for the Demolition of existing bungalow and erection of 2X2 pairs of semi detached 4 bedroom dwellings with associated landscaping, parking and other alterations; approved on 05.08.2021.

Date Decision: 16.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03279/LP  
Location : 2 Curlew Close  
South Croydon  
CR2 8QT  
Ward : **Selsdon Vale And Forestdale**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey extension to rear of attached garage

Date Decision: 12.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03291/DISC  
Location : 1 The Warren  
The Green  
Croydon  
CR0 9AL  
Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

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

Proposal : Approval of details relating to condition 6 (Materials) of planning permission under 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, approved on 26.03.2019

Date Decision: 28.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05937/DISC Ward : **Selhurst**  
Location : Selhurst Sports Arena Type: Discharge of Conditions  
Dagnall Park  
London  
SE25 5PH

Proposal : Discharge of conditions 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 and 13 attached to permission 18/05012/FUL for 'Proposed first floor extension to existing changing room to provide administrative training rooms, multipurpose hall and ancillary facilities.'

Date Decision: 27.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02082/FUL Ward : **Selhurst**  
Location : 122 Windmill Road Type: Full planning permission  
Croydon  
CR0 2XQ

Proposal : Demolition of existing overhanging structures and erection of two storey warehouse building involving mezzanine floor level over existing yard to provide car workshop, scrappage and repairs.

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Crescent Studios  
80 The Crescent  
Croydon  
CR0 2HN

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

Proposal : Change of use of first floor from office (Use Class E) to dwellinghouse (Use Class C3) to provide a 1 bedroom flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 06.10.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03460/DISC

Location : Development Site Former Site Of  
33 - 33A Whitehorse Road  
Croydon  
CR0 2JH

Ward : **Selhurst**

Type: Discharge of Conditions

Proposal : Details pursuant to condition 2 (materials) of permission ref 17/03399/FUL for Demolition of the existing buildings erection of a four storey building comprising 2 no. retail units on the ground floor and 1 no. 1 bedroom maisonette flat and 4 no. 1-bedroom and 1no. 2-bedroom flats: provision of ancillary cycle storage and refuse/recycling store

Date Decision: 28.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03947/NMA

Location : 189 Whitehorse Road  
Croydon  
CR0 2LH

Ward : **Selhurst**

Type: Non-material amendment

Proposal : Non-material amendment (alteration to window on dormer) linked to planning application 22/01071/FUL for the a hip-to-gable loft conversion with erection of rear box dormer and front skylights, approved on 09.06.2022.

Date Decision: 07.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01881/FUL

Ward : **Shirley North**

## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 46 The Glade  
Croydon  
CR0 7QD  
Type: Full planning permission

Proposal : Demolition of single storey dwelling at 46 The Glade and redevelopment with a new building to provide 8 dwellings (Class C3), with associated amenity space, integral refuse, cycle stores and external car parking.

Date Decision: 12.09.22

### Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

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Ref. No. : 22/02015/FUL  
Location : 44 Orchard Avenue  
Croydon  
CR0 7NA  
Ward : **Shirley North**  
Type: Full planning permission

Proposal : Demolition of an existing detached dwelling and construction of a new three storey building comprising 7 apartments with associated private and communal amenity space, refuse and cycle storage

Date Decision: 16.09.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/02302/HSE  
Location : 106 Wickham Road  
Croydon  
CR0 8BD  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Alterations to front garden to include hardstanding and formation of vehicular access; installation of vehicular and pedestrian gates to front boundary.

Date Decision: 04.10.22

### Permission Refused

Level: Delegated Business Meeting

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Ref. No. : 22/02345/HSE  
Location : 16 The Glade  
Croydon  
CR0 7QB  
Ward : **Shirley North**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Alterations to the roof to include an extended ridge height and installation of rooflights in the front and rear roofslopes; erection of single front/side/rear extensions.

Date Decision: 30.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02793/HSE  
Location : 405 Wickham Road  
Croydon  
CR0 8DP

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

Proposal : Demolition of rear extension and erection of single storey rear extension with associated works

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03008/HSE  
Location : 50 Swinburne Crescent  
Croydon  
CR0 7BY

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

Proposal : Erection of single storey rear extension

Date Decision: 05.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03190/HSE  
Location : 13 Coleridge Road  
Croydon  
CR0 7BS

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

Proposal : Proposed external accessible ramp to front.

Date Decision: 23.09.22

**Permission Granted**

Level: Delegated Business Meeting

Ref. No. : 22/03232/LP  
Location : 1 Glenthorne Avenue  
Croydon  
CR0 7ET

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

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

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03374/LP  
Location : 8 Woodside Way  
Croydon  
CR0 7AT

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

**Proposal :** Alterations to front porch

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03404/HSE  
Location : 3 Barnfield Avenue  
Croydon  
CR0 8SF

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

**Proposal :** Part one, part two storey side extension on both sides of existing property, 2 storey rear extension, roof extension with rear dormer window, including associated alterations.

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03524/LP  
Location : 5 Oakview Grove  
Croydon  
CR0 7QX

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

**Proposal :** GROUND FLOOR REAR EXTENSION



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 12.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03543/LP

**Ward : Shirley North**

Location : 106 The Glade  
Croydon  
CR0 7QE

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of front porch. Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope.

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03648/LP

**Ward : Shirley North**

Location : 60 Verdayne Avenue  
Croydon  
CR0 8TS

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 26.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03719/DISC

**Ward : Shirley North**

Location : 21 Ridgemount Avenue  
Croydon  
CR0 8TR

Type: Discharge of Conditions

Proposal : Discharge of Condition 05 (fire safety statement) attached to planning application 22/02698/HSE (Erection of single storey rear extension)

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

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Ref. No. : 22/03059/LP  
Location : 5 Heathway  
Croydon  
CR0 8PZ  
**Ward : Shirley South**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of gable end, dormer extension, loft conversion and ancillary works

Date Decision: 12.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03158/FUL  
Location : 574 & 576 Wickham Road  
Croydon  
CR0 8DN  
**Ward : Shirley South**  
Type: Full planning permission

Proposal : Erection of a single storey front extension to Nos. 574 \_ 576 Wickham Road

Date Decision: 03.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03182/HSE  
Location : 2 Shirley Church Road  
Croydon  
CR0 5EE  
**Ward : Shirley South**  
Type: Householder Application

Proposal : Erection of infill extension to the side/rear of the dwelling and raised patio at rear.

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03226/HSE  
Location : 125 Devonshire Way  
Croydon  
CR0 8BY  
**Ward : Shirley South**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Erection of two storey side extension with two front rooflights and a rear dormer following demolition of existing garage. Erection of part 1/2 storey rear extension. Construction of rear patio area.

Date Decision: 23.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03228/HSE  
Location : 12 Sandy Way  
Croydon  
CR0 8QT  
**Ward : Shirley South**  
Type: Householder Application

Proposal : Demolition of single storey rear outrigger. Erection of single storey side/rear extension to dwelling house and single storey rear extension to garage. (Retrospective application)

Date Decision: 20.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03412/HSE  
Location : 50 Erica Gardens  
Croydon  
CR0 8LG  
**Ward : Shirley South**  
Type: Householder Application

Proposal : Erection of accessible ramp to front

Date Decision: 04.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03441/PA8  
Location : Roundabout Junction Of Lime Tree Grove  
And, Bridle Road  
Addington  
Croydon  
**Ward : Shirley South**  
Type: Telecommunications Code  
System operator

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Upgrade of the existing telecoms installation involving the installation of a 20 metre-high monopole supporting antennas with a wraparound equipment cabinet at the base of the column, the installation of 3 no. equipment cabinets, installation of 1 no. meter cabinet, the removal of the existing 8 metre-high monopole supporting antennas, removal of existing cabinets including relocation of BTS3900A cabinet, and ancillary development.

Date Decision: 05.10.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 20/02570/DISC  
Location : Ian Austin Mansions  
11A Harewood Road  
South Croydon

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

Proposal : Discharge of conditions 4 (Drainage strategy) of planning permission reference 17/01442/FUL for the Demolition of the existing building and erection of three storey building with accommodation in roofspace comprising 3 x 2 bedroom and 4 x 3 bedroom flats, 2 x 3 bedroom semi-detached houses and 1 x 4 bedroom detached house: formation of associated access, parking, refuse and cycle storage.

Date Decision: 07.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/05381/FUL  
Location : South Park Hotel  
3 - 5 South Park Hill Road  
South Croydon  
CR2 7DY

**Ward : South Croydon**  
Type: Full planning permission

Proposal : Alterations, erection of rear extension at Levels 1 & 2 with external stairs to provide additional accommodation at an existing Hotel (C1) which is temporarily being used as a boarding house (C2)

Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/01481/HSE

**Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 9 High Beech  
South Croydon  
CR2 7QB  
Type: Householder Application  
Proposal : Erection of two storey side extension and ground floor side and rear extensions

Date Decision: 04.10.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 21/04166/FUL  
Location : 15A Churchill Road  
South Croydon  
CR2 6HE  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Erection of external stairwell and first floor balcony, installation of timber railings to those structures and external alterations (retrospective application)

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 21/05536/FUL  
Location : Laurel Court  
7 South Park Hill Road  
South Croydon  
CR2 7DY  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Erection of a fourth storey to facilitate the creation of 2 flats

Date Decision: 27.09.22

**Permission Granted**

Level: Planning Committee - Minor Applications

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Ref. No. : 22/01093/DISC  
Location : 50 Castlemaine Avenue  
South Croydon  
CR2 7HR  
Ward : **South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (external facing materials), 4 (landscaping), 5 (SUDS), 8 (Cycle Stores) and 16 (hit and miss brickwork) of planning permission reference 19/02092/FUL granted on the 21/06/2019 for the "Demolition of two storey detached property and garage, erection of two storey plus roof level property to provide nine residential units with associated car parking, refuse store and landscaping."



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 29.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/02009/LP

Location : 5 Ballards Way  
South Croydon  
CR2 7JP

**Ward : South Croydon**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of detached outbuilding

Date Decision: 04.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02248/DISC

Location : 56 West Hill  
South Croydon  
CR2 0SA

**Ward : South Croydon**

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (CMP), 4 (highway condition survey), 5 (materials and details), 6 (Biodiversity Enhancement Strategy), 7 (SUDS), 8 (refuse stores) attached to permission 20/04307/FUL dated 27/05/22 for the Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage.

Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02440/HSE

Location : 73 Brighton Road  
South Croydon  
CR2 6EE

**Ward : South Croydon**

Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 15.09.22

**Permission Granted**

Level: Delegated Business Meeting







Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Garage Block Rear Of 25 South Norwood Hill Type: Discharge of Conditions  
South Norwood  
London  
SE25 6BS

Proposal : Discharge of Conditions 2 (Materials) 4 (Energy) and 8 (Water Efficiency) regarding LPA ref: 16/00497/P (Demolition of existing garages; erection of detached four-bedroom house and provision of two parking spaces, refuse and cycle storage).

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02368/DISC Ward : **South Norwood**  
Location : 200 Selhurst Road Type: Discharge of Conditions  
South Norwood  
London  
SE25 6XU

Proposal : Discharge of Condition 3 (refuse and cycle storage) and Condition 4 (Landscaping) of LPA ref: 19/00720/FUL (Erection of four storey side and rear extension to facilitate the creation of four new 2 bedroom flats and alteration of existing four flats).

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/03282/FUL Ward : **South Norwood**  
Location : Workshop And Premises Rear Of 5 To 7 Type: Full planning permission  
Station Road  
South Norwood  
London  
SE25 5AH

Proposal : Alterations, use of first floor as an office (class E), erection of replacement roof and installation of windows in side elevation and door in front elevation.

Date Decision: 22.09.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 21/05521/FUL Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 3A Coventry Road  
South Norwood  
London  
SE25 4UQ  
Type: Full planning permission

Proposal : Demolition of existing vehicle repair garage building and structures and the erection of a 3-storey block comprising seven dwellings and 63 sqm of light industrial (Use Class E) floorspace and incorporating cycle parking, refuse storage and landscaping.

Date Decision: 06.10.22

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/00330/FUL  
Location : 83 South Norwood Hill  
South Norwood  
London  
SE25 6BY  
Ward : **South Norwood**  
Type: Full planning permission

Proposal : Erection of single storey rear outbuilding.

Date Decision: 04.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/00464/DISC  
Location : Development Site Former Site Of Garage  
Rear Of 27 - 32  
Avenue Gardens  
South Norwood  
London  
Ward : **South Norwood**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 15 (Soil Remediation and Validation) pursuant to Planning Permission Ref.17/05954/FUL granted 23.01.2018

Date Decision: 05.10.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01845/DISC  
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Elizabeth Cottage Rear Of 63  
Portland Road  
South Norwood  
London  
SE25 4UN

Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (Construction Method Statement) attached to permission 21/05597/FUL for 'Refurbishment of existing Elizabeth Cottage. Erection of 2 additional dwellings with associated amenity space, cycle and refuse storage.'

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02363/FUL  
Location : Stanley Hall  
South Norwood Hill  
South Norwood  
London  
SE25 6AB

Ward : **South Norwood**  
Type: Full planning permission

Proposal : 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: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02364/LBC  
Location : Stanley Hall  
South Norwood Hill  
South Norwood  
London  
SE25 6AB

Ward : **South Norwood**  
Type: Listed Building Consent

Proposal : 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: 14.09.22

**Listed Building Consent Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/02549/HSE **Ward : South Norwood**  
Location : 12 Warminster Road **Type: Householder Application**  
South Norwood  
London  
SE25 4DZ

Proposal : Erection of single-storey rear extension with rooflights in the rear roofslope of the proposed single storey extension, new raised decking and 2.1m timber fence.

Date Decision: 14.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03411/ADV **Ward : South Norwood**  
Location : Stanley Hall **Type: Consent to display**  
South Norwood Hill **advertisements**  
South Norwood  
London  
SE25 6AB

Proposal : Installation of 1x vertical banner sign, 2x illuminated entrance signs and 1x digital notice board

Date Decision: 06.10.22

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 22/03438/DISC **Ward : South Norwood**  
Location : Land Rear Of 12 Lancaster Road **Type: Discharge of Conditions**  
South Norwood  
London  
SE25 4AQ

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

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03477/CONR  
Location : Land Rear Of 12 Lancaster Road  
South Norwood  
London  
SE25 4AQ

**Ward :** South Norwood  
**Type:** Removal of Condition

**Proposal :** Variation of Condition 2 attached to Planning Permission 20/02895/FUL for Erection of a 3 bedroom house at the rear of 12 Lancaster Road with associated car parking, cycle parking, refuse storage and landscaping.

**Date Decision:** 19.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03634/NMA  
Location : 63 High Street  
South Norwood  
London  
SE25 6EF

**Ward :** South Norwood  
**Type:** Non-material amendment

**Proposal :** Non-material amendment (alterations to internal floor layouts) linked to planning application 16/00878/P for construction of second floor to provide an additional 1 one bedroom and 1 studio flats

**Date Decision:** 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03647/LP  
Location : Flat  
17 High Street  
South Norwood  
London  
SE25 6EZ

**Ward :** South Norwood  
**Type:** LDC (Proposed) Use edged

**Proposal :** Use of 1 (one) room as an office for a taxi business.

**Date Decision:** 07.10.22

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

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 21/05215/FUL **Ward : Thornton Heath**  
Location : 24 Sandfield Road **Type: Full planning permission**  
Thornton Heath  
CR7 8AU  
Proposal : Alterations, conversion of single dwelling to form 1 x 3-bed flat and 1 x 2-bed flat  
(retrospective).  
Date Decision: 16.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05382/DISC **Ward : Thornton Heath**  
Location : 39 - 41 Norbury Road **Type: Discharge of Conditions**  
Thornton Heath  
CR7 8JP  
Proposal : Discharge of Condition 2 (Construction Logistics Plan), 4 (Materials), 5 (Landscaping)  
and 10 (Waste Management) attached to planning permission ref. 17/03904/FUL for  
Erection of single-storey extensions and construction of first and second floors, continued  
use of part of ground floors for A1 use and remainder of building as 4 two bedroom and 3  
one bedroom flats, provision of bin and bike store  
Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00942/HSE **Ward : Thornton Heath**  
Location : 39 Grange Road **Type: Householder Application**  
South Norwood  
London  
SE25 6TH  
Proposal : Rear 4 metres wrap around extension  
Date Decision: 07.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02389/DISC **Ward : Thornton Heath**  
Location : 29 Egerton Road **Type: Discharge of Conditions**  
South Norwood  
London  
SE25 6RH



Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of Condition 5 (Construction Logistics Plan) of LPA ref: 18/05135/FUL  
(Erection of single storey rear extension and new rear basement area to create 2no self-contained units over lower ground and ground floors with amenity space via patio, terrace or garden areas)

Date Decision: 29.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02500/HSE  
Location : 138 Livingstone Road  
Thornton Heath  
CR7 8JU  
Proposal : Erection of ground floor rear and side extensions. Alterations.

Ward : Thornton Heath  
Type: Householder Application

Date Decision: 07.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/02755/GPDO  
Location : 25 Camden Gardens  
Thornton Heath  
CR7 8AZ  
Proposal : Erection of a single storey rear extension projecting out 3.7 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

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

Date Decision: 06.10.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/02876/FUL  
Location : Flat 1  
17 Howberry Road  
Thornton Heath  
CR7 8HZ  
Proposal : Erection of single storey rear extension to ground floor flat

Ward : Thornton Heath  
Type: Full planning permission

Date Decision: 20.09.22

**Permission Refused**

Level: Delegated Business Meeting

Ref. No. : 22/02891/LP  
Location : 138 Livingstone Road  
Thornton Heath  
CR7 8JU

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

**Proposal :** Erection of a dormer extension to the rear of the main roofslope and over the outrigger building, and Installation of two (2) rooflights to front roofslope

Date Decision: 28.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03020/LP  
Location : 97 Spa Hill  
Upper Norwood  
London  
SE19 3TT

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

**Proposal :** Erection of rear dormer extension including a Juliet Balcony and the installation of two (2) rooflights on the front roofslope.

Date Decision: 27.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03115/HSE  
Location : 35 Hamilton Road  
Thornton Heath  
CR7 8NN

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

**Proposal :** Alterations, erection of single-storey rear extension

Date Decision: 12.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03335/DISC  
Location : 6-7 Beulah Crescent  
Thornton Heath  
CR7 8JL

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

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

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03336/DISC

**Ward : Thornton Heath**

Location : 6-7 Beulah Crescent  
Thornton Heath  
CR7 8JL

Type: Discharge of Conditions

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

Date Decision: 27.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03348/DISC

**Ward : Thornton Heath**

Location : 96 Beulah Road  
Thornton Heath  
CR7 8JF

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 3 (materials), 4 (landscaping and tree protection), 5 (boundaries, bins and bikes) and 8 (CLP) from planning permission 21/01038/FUL for 'Demolition of the existing rear outbuildings and erection of single storey one bedroom dwelling, with associated site alterations'

Date Decision: 23.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03414/FUL

**Ward : Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : First Floor Flat  
1 Osborne Road  
Thornton Heath  
CR7 8PD  
Type: Full planning permission

Proposal : Erection of hip to gable loft conversion with rear dormer window extension and 1 additional front rooflight.

Date Decision: 03.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03498/DISC  
Location : 52 Bensham Grove  
Thornton Heath  
CR7 8DA  
Ward : Thornton Heath  
Type: Discharge of Conditions

Proposal : Discharge Condition 9 (CLP) 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: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03537/HSE  
Location : 15 Norbury Avenue  
Thornton Heath  
CR7 8AH  
Ward : Thornton Heath  
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension and outbuilding in rear garden

Date Decision: 04.10.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03546/DISC  
Location : Development Site Between 23 And 29  
Hythe Road  
Thornton Heath  
CR7 8QQ  
Ward : Thornton Heath  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Discharge of Condition 2 (Materials) attached to planning permission 19/02268/CONR for Removal of Condition 5 (Arboricultural Impact Assessment Report) attached to permission 18/01299/FUL for Demolition of existing Scout Hut. Erection of a replacement Scout Building and 4 x three-bedroom dwellings with associated landscaping and car parking.

Date Decision: 27.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03572/TRE  
Location : Spurgeon's College  
189 South Norwood Hill  
South Norwood  
London  
SE25 6DJ

**Ward :** Thornton Heath  
**Type:** Consent for works to protected trees

Proposal : T1 Oak tree - lateral boughs reduction over garden by 3m towards the boundary fence line  
T2 Sycamore tree - lateral boughs reduction by 2m towards the boundary fence line  
T4 Turkey Oak - Crown Reduction by 4 metres  
(TPO 11, 1970)

Date Decision: 03.10.22

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 22/03671/LP  
Location : 25 Norfolk Road  
Thornton Heath  
CR7 8ND

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

Proposal : Erection of single storey rear extension

Date Decision: 07.10.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03749/PDO  
**Ward :** Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : O2 Communication Station  
Ambassador House  
Brigstock Road  
Thornton Heath  
CR7 7JG

Type: Observations on permitted development

Proposal : Installation of 3no antennas (height to top: 1no at 37.7m; 2no at 38m) on existing support poles, 2no 30mm dishes (height to C/L 36.5m) installed on existing support poles and ancillary development thereto to include the removal of existing 3no Remote Radio Heads.

Date Decision: 27.09.22

**No Objection**

Level: Delegated Business Meeting

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Ref. No. : 22/03834/DISC  
Location : 69 Whitehorse Lane  
South Norwood  
London  
SE25 6RA

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

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

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/02824/DISC  
Location : 11 Barham Road  
South Croydon  
CR2 6LD

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

Proposal : Details for condition 4 (landscaping) and 11 (contamination) of planning permission 18/03319/FUL for 'conversion of property to form 5 self-contained flats (3x 1 bed, 1 x 2 bed and 1 x 3 bed flats), formation of basement accommodation with associated front and rear light wells, erection of a part 1, part 2 storey side and rear extensions, erection of a rear roof dormer, insertion of 3 roof lights in front roof slope and provision of associated hard and soft landscaping, a new front boundary wall and refuse and cycle parking.'

Date Decision: 29.09.22

**Part Approved / Part Not Approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 20/03370/DISC **Ward : Waddon**  
Location : 41 Epsom Road Type: Discharge of Conditions  
Croydon  
CR0 4NB  
Proposal : Discharge of condition 4 (Cycle, refuse and recycling storage) of planning permission 17/03460/FUL for the alterations and conversion to form 2 two bedroom flats and 1 one bedroom flat and 1 bedsit: formation of basement and erection of single storey rear extension and dormer extension in side roof slope.

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 20/06430/FUL **Ward : Waddon**  
Location : Unit 2 And Unit 4 Trojan Way Type: Full planning permission  
Croydon  
CR0 4XL

Proposal : Creation of revised access and alterations to the existing car park.

Date Decision: 29.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/03444/DISC **Ward : Waddon**  
Location : 24 Lynwood Gardens Type: Discharge of Conditions  
Croydon  
CR0 4QH  
Proposal : Discharge of Condition 3 (Details), Condition 4 (Landscaping) and Condition 7 (Noise Assessment) of LPA ref: 20/04183/FUL (Demolition of garage, erection of three bedroom detached dwelling, provision of associated cycle and refuse storage).

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04566/DISC **Ward : Waddon**  
Location : Zk Park Type: Discharge of Conditions  
Unit 10, 23 Commerce Way  
Croydon  
CR0 4ZS

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Condition 3 (Materials), Condition 4 (CLP) and Condition 5 (Cycle and bin stores) of LPA ref: 21/00514/FUL (Extensions at ground and first floor level to create office space)

Date Decision: 13.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 21/04834/DISC

**Ward : Waddon**

Location : Makro  
Peterwood Way  
Croydon  
CR0 4UQ

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 5 (delivery and service management plan) and 11 (travel plan) from planning permission 20/00420/FUL for 'External alterations to the existing warehouse and reconfiguration of the parking area to facilitate the change of use of the building from Cash & Carry (sui generis) to a Storage & Distribution warehouse (B8)'

Date Decision: 14.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 21/05443/FUL

**Ward : Waddon**

Location : Whitgift School  
Haling Park Road  
South Croydon  
CR2 6YT

Type: Full planning permission

Proposal : Installation of 4no. portacabin classroom buildings (8no. classrooms) on an existing car park and the installation of a temporary car park for 3 years (retrospective)

Date Decision: 28.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 21/05865/FUL

**Ward : Waddon**

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

Type: Full planning permission





## Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

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

Date Decision: 28.09.22

### Approved

Level: Delegated Business Meeting

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Ref. No. : 22/02796/HSE  
Location : 50 Waddon Way  
Croydon  
CR0 4HW

Ward : **Waddon**  
Type: Householder Application

Proposal : Erection of single storey side return extension

Date Decision: 23.09.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/03006/HSE  
Location : 115 Stafford Road  
Croydon  
CR0 4NN

Ward : **Waddon**  
Type: Householder Application

Proposal : Roof alterations to include dormer /loft conversion, part double storey rear extension, part single storey rear extension.

Date Decision: 16.09.22

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 22/03171/LP  
Location : 17 Eland Road  
Croydon  
CR0 4LJ

Ward : **Waddon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension extending by 6m from the original rear wall with no more than 3m height at the boundary. Ref (22/02473/GPDO)

Date Decision: 12.09.22

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

Level: Delegated Business Meeting

Ref. No. : 22/03231/LP  
Location : 13 Brafferton Road  
Croydon  
CR0 1AD

**Ward :** **Waddon**  
**Type:** LDC (Proposed) Operations  
edged

Proposal : Erection of dormer roof extensions to the rear and installation of rooflights to the front.

Date Decision: 14.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03327/LP  
Location : 11 Lodge Avenue  
Croydon  
CR0 4JZ

**Ward :** **Waddon**  
**Type:** LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of rear box dormer

Date Decision: 26.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03331/GPDO  
Location : 141 Violet Lane  
Croydon  
CR0 4HL

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

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.6 metres and a maximum height of 3.6 metres

Date Decision: 22.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03502/GPDO  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT

**Ward :** **Waddon**  
**Type:** Prior Appvl - solar PV  
equipment replace

Proposal : Installation of solar panels on the sports centre roof at Whitgift School

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Date Decision: 23.09.22

**Approved (prior approvals only)**

Level: Delegated Business Meeting

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Ref. No. : 22/03754/LP

Location : 57 Foss Avenue  
Croydon  
CR0 4EW

**Ward : Waddon**

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflight to front roofslope

Date Decision: 26.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03793/LP

Location : 114 Violet Lane  
Croydon  
CR0 4HJ

**Ward : Waddon**

Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope

Date Decision: 26.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03943/DISC

Location : 40 Warrington Road  
Croydon  
CR0 4BH

**Ward : Waddon**

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Refuse and Cycle Storage) attached to planning permission ref. 21/03110/FUL for alterations, Use of building as a dwellinghouse (Use Class C3).

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Ref. No. : 21/05298/DISC **Ward : Woodside**  
Location : Argyll Court Type: Discharge of Conditions  
130 Birchanger Road  
South Norwood  
London  
SE25 5DF  
Proposal : Discharge of Condition 6 (Cycle and Refuse Stores) attached to planning permission ref. 18/02681/CONR for Erection of 3 three-bedroom houses at rear. Reconfiguration of existing parking. Replacement bin store, new landscaping and child's play space (without compliance with condition 1- built in accordance with approved plans - attached to planning permission 16/04339/FUL)  
Date Decision: 23.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/00723/HSE **Ward : Woodside**  
Location : 194 Woodside Green Type: Householder Application  
South Norwood  
London  
SE25 5EW  
Proposal : Erection of single storey rear extension. Erection of hip to gable and rear dormer.  
Date Decision: 20.09.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/01741/HSE **Ward : Woodside**  
Location : 8 Woodside Park Type: Householder Application  
South Norwood  
London  
SE25 5DN  
Proposal : Erection of single storey rear extension.  
Date Decision: 07.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02206/DISC **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Ground Floor Flat  
8 Carmichael Road  
South Norwood  
London  
SE25 5LT

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 6 (CLP) from planning permission 20/01681/FUL for 'Removal of rear outbuildings and erection of two new homes'

Date Decision: 30.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02475/GPDO  
Location : 9 - 10 Market Parade  
Portland Road  
South Norwood  
London  
SE25 4PP

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

Proposal : Change of use of first floor of buildings from commercial space (Use Class E) to two (2) self-contained dwellings (Use Class C3), and Associated alterations (Prior Approval Notification -- Schedule 2, Part 3, Class G)

Date Decision: 21.09.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02632/HSE  
Location : 10 Belmont Road  
South Norwood  
London  
SE25 4QF

**Ward : Woodside**  
Type: Householder Application

Proposal : Erection of single-storey rear extension. Erection of rear dormer with installation of 2 rooflights to the front slope.

Date Decision: 23.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02739/DISC

**Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : The Beehive, 47 Woodside Green And Land To The Rear Of Anthony Road, South  
Norwood  
London, SE25 5HQ Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) and Condition 4 (Soil Investigation Report) attached to permission 20/03381/FUL for 'Demolition of existing buildings behind 1 - 31 Anthony Road, erection of a two storey terrace comprising 9 dwellings, and provision of associated off-street parking and motor vehicular access/exit from Woodside Green, and pedestrian access from Anthony Road, provision of associated refuse storage and cycle storage. Partial demolition of the single storey wing to the rear of the Beehive Pub (north east), and associated works.'

Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02743/HSE Ward : **Woodside**  
Location : 5 Notson Road Type: Householder Application  
South Norwood  
London  
SE25 4JZ

Proposal : Increase in ridge height and the erection of a rear dormer, with juliet balcony to the rear and veluxe windows to the front.

Date Decision: 05.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03032/DISC Ward : **Woodside**  
Location : Development Site Former Site Of Queens Arms Type: Discharge of Conditions  
40 Portland Road  
South Norwood  
London

Proposal : Discharge Condition 5 (Waste Management) attached to planning permission ref. 20/06358/FUL for 'demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self-contained flats, provision of cycle and refuse storage (integrated communal roof garden)'

Date Decision: 14.09.22

**Not approved**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Level: Delegated Business Meeting

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Ref. No. : 22/03037/HSE  
Location : 652 Davidson Road  
Croydon  
CR0 6DJ

**Ward : Woodside**  
Type: Householder Application

Proposal : Alterations, erection of first-floor rear extension

Date Decision: 13.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03161/HSE  
Location : 11 Denmark Road  
South Norwood  
London  
SE25 5QU

**Ward : Woodside**  
Type: Householder Application

Proposal : Alterations, demolition of existing rear extension and front porch, erection of single-storey rear/side extension and provision of replacement door in front elevation

Date Decision: 04.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03437/DISC  
Location : Conan House  
23 Clifford Road  
South Norwood  
London  
SE25 5FP

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

Proposal : Discharge of condition 15 (contamination - validation report) attached to planning permission 21/04495/CONR for the Retention of Alterations and Variation to Condition 1 - Approved Drawings - of Planning Permission 17/06263/FUL for Alterations, Partial-demolition of buildings, alterations to existing buildings including roof and lower ground floor, erection of three storey side extension, formation of 13 one bedroom and 2 studio flats at lower ground, ground, first and second floors, formation of B1 (c) light industrial unit at ground floor, provision of associated cycle storage and bin storage, provision of associated amenity space.

Date Decision: 14.09.22

**Approved**







Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 8-9 Willett Road  
Thornton Heath  
CR7 6AA  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping) and condition 5 part 1 \_ 2 (refuse & cycle store plans) of planning permission 18/06123/FUL for the erection of part-four/part-five storey building to provide 8 x one bed and 1 x two bed flats with associated play space, refuse and cycle stores  
(amended plans and description).

Date Decision: 28.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/01029/HSE  
Location : 22 Oakwood Road  
Croydon  
CR0 3QS  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Erection of rear dormer. Alterations.

Date Decision: 04.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01398/FUL  
Location : Willis Court  
2 Dunheved Road North  
Thornton Heath  
CR7 6AH  
Ward : **West Thornton**  
Type: Full planning permission

Proposal : Demolition of existing garages. Erection of a part single, part two and part three storey rear extension with roof over to existing building to create 8 new dwellings.  
Reconfiguration of existing dwellings and access within the existing building and external alterations to windows of existing building. Reconfiguration of existing car parking layout, extension of existing bin store, formation of additional cycle parking with associated landscaping.

Date Decision: 27.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01729/HSE  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

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

Proposal : Erection of single storey side extension and part single part two-storey rear extension with association works. Alteration to front porch.

Date Decision: 05.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/01752/DISC  
Location : Connaught Towers  
682 - 684 London Road  
Thornton Heath  
CR7 7HU  
Ward : **West Thornton**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 Materials Statement & Condition 6 CMS attached to PP 18/00242/FUL for the erection of a roof extension to provide new 4th floor level to contain 5 studio flats.

Date Decision: 30.09.22

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02176/DISC  
Location : Land Development Site  
791 London Road  
Thornton Heath  
CR7 6AW  
Ward : **West Thornton**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 8 (security lighting), 10 (cycle, refuse, EVCPs and ballustrade details), 14 (sustainable drainage), 16 (foul & surface water drainage), 21 (public art) and 22 (Servicing and Delivery management) attached to permission 19/01563/FUL for 'Demolition of existing buildings, erection of part three / part four storey building, with flexible A1/A2/D1 Use Class at ground floor frontage, and provision of 17 flats with rear rooftop amenity area at third floor, povision of associated bin storage, and cycle storage.'

Date Decision: 16.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02193/DISC  
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : 10 Willett Road  
Thornton Heath  
CR7 6AA  
Type: Discharge of Conditions

Proposal : Discharge Condition 11 (Construction Logistics Plan) 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: 23.09.22

**Not approved**

Level: Delegated Business Meeting

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Ref. No. : 22/02603/HSE  
Location : 79 Leander Road  
Thornton Heath  
CR7 6JZ  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Erection of a single-storey rear/side infill and wraparound extension (following demolition of existing infill additions)

Date Decision: 27.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/02808/LP  
Location : 5 Lavender Road  
Croydon  
CR0 3BH  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations edged

Proposal : Erection single storey rear extension

Date Decision: 21.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02851/LP  
Location : 159 Silverleigh Road  
Thornton Heath  
CR7 6DT  
Ward : **West Thornton**  
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Loft conversion with erection of rear box dormer and insertion of rooflights to front  
roofslope

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/02911/HSE  
Location : 94 Galpins Road  
Thornton Heath  
CR7 6ED

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

Proposal : Erection of single storey rear extension. Loft conversion with erection of rear box dormer  
and insertion of rooflights to front roofslope.

Date Decision: 20.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03045/HSE  
Location : 2 Colliers Water Lane  
Thornton Heath  
CR7 7LA

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

Proposal : Erection of single storey rear outbuilding.

Date Decision: 06.10.22

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 22/03058/FUL  
Location : 1 Colliers Water Lane  
Thornton Heath  
CR7 7LE

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

Proposal : Use of existing outbuilding in rear garden as a granny annexe in connection with existing  
HMO (supported living).

Date Decision: 14.09.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03154/LE

**Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Location : Flat 3, 169 Brigstock Road  
Thornton Heath  
CR7 7JP  
Type: LDC (Existing) Use edged

Proposal : Continued use as a self-contained flat.

Date Decision: 23.09.22

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

Level: Delegated Business Meeting

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Ref. No. : 22/03298/HSE  
Location : 304 Brigstock Road  
Thornton Heath  
CR7 7JE  
Ward : **West Thornton**  
Type: Householder Application

Proposal : Alterations, erection of part-single/two-storey rear/side extension

Date Decision: 04.10.22

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03307/DISC  
Location : 2 Keston Road  
Thornton Heath  
CR7 6BS  
Ward : **West Thornton**  
Type: Discharge of Conditions

Proposal : Discharge Condition 4 (Cycle and refuse storage and external lighting), Condition 5 (Landscaping details), Condition 6 (Sustainable Urban Drainage Systems) attached to planning permission ref. 20/03163/FUL for : Demolition of existing side garage and side projection, and demolition of existing rear single storey conservatory and erection of rear single storey extension. Alterations, erection of attached two storey side/single storey rear extension for use as a new self-contained dwellinghouse.'

Date Decision: 30.09.22

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

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Ref. No. : 22/03333/GPDO  
Location : 12 Dunheved Close  
Thornton Heath  
CR7 6AQ  
Ward : **West Thornton**  
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 11th October 2022

Proposal : Erection of a single storey rear extension projecting out 4.8 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 22.09.22

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

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Ref. No. : 22/03372/HSE  
Location : 27 Whitehall Road  
Thornton Heath  
CR7 6AF

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

Proposal : Erection of part-one, part-two storey rear extension

Date Decision: 19.09.22

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 22/03482/GPDO  
Location : 36 Wharfedale Gardens  
Thornton Heath  
CR7 6LA

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

Proposal : Erection of a single storey rear extension projecting out 4.7 metres from the rear wall of the original house with a height to the eaves of 2.4 metres and a maximum height of 3.7 metres

Date Decision: 26.09.22

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 22/03752/LP  
Location : 8 Cheltenham Villas  
Stanley Road  
Croydon  
CR0 3QA

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

Proposal : Conversion of loft to habitable space. Erection of L - shaped dormer and insertion of two front roof lights.

Date Decision: 21.09.22

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





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