

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, 11 August 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
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www.croydon.gov.uk/meetings
Wednesday, 3 August 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 or phone the number above by 4pm on the Tuesday before the meeting.

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

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 7 - 8)

To approve the minutes of the meeting held on Thursday 28 July 2022 as an accurate record.

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 9 - 10)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 11 - 14)

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

6.1 21/01473/FUL - 220 Brighton Road, Purley, CR8 4HB (Pages 15 - 44)

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
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 45 - 130)

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 4 July 2022 and 15 July 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 of held on Thursday, 28 July 2022 at 6.20 pm in Council Chamber, Town Hall,
Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillors Ian Parker, Sean Fitzsimons, Humayun Kabir, Joseph Lee and Ellily Ponnuthurai and Nikhil Sherine Thampi

Apologies: Councillor Michael Neal, Leila Ben-Hassel, Clive Fraser, Mark Johnson and Holly Ramsey

PART A

1/22 **Minutes of the Previous Meeting**

As this meeting was called urgently the minutes from the previous meeting were not ready for approval. The Committee agreed that this item would be deferred to the next meeting.

2/22 **Disclosure of Interest**

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

3/22 **Urgent Business**

The Committee was called in order to discuss one item of Urgent Business: Political Balance Review and Appointments.

Adrian May, Interim Head of Democratic Services, explained that the purpose of the report was to inform the Committee that the membership of the Planning Sub-Committee, which the Planning Committee as a parent committee was to formally appoint, should reflect the political make-up of the Council. Therefore, the Committee was asked to increase the sub-committee's membership from five to six members.

RESOLVED,

to:

1. Review the representation of different political groups on the Planning Sub[1]Committee.
2. Agree to increase the size of the Planning Sub-committee from 5 to 6 seats.
3. Agree the allocation of seats on the Planning Sub-Committee, by applying the political balance rules, to the Conservative and Labour groups as set out in paragraph 2.10 of the report.
4. Appoint to the Planning Sub-Committee, in accordance with the wishes of the relevant political group, the 6 Members and 6 substitutes as set out in paragraph 2.13 of the report.
5. Note that the Planning Sub-Committee will appoint a Chair, Deputy-Chair (who will deputise in the absence of the Chair) and Vice-Chair when it next meets consistent with the arrangements agreed at the Annual Council Meeting for this Committee.

The meeting ended at 8.06 pm

Signed:

Date:

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.....

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

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.

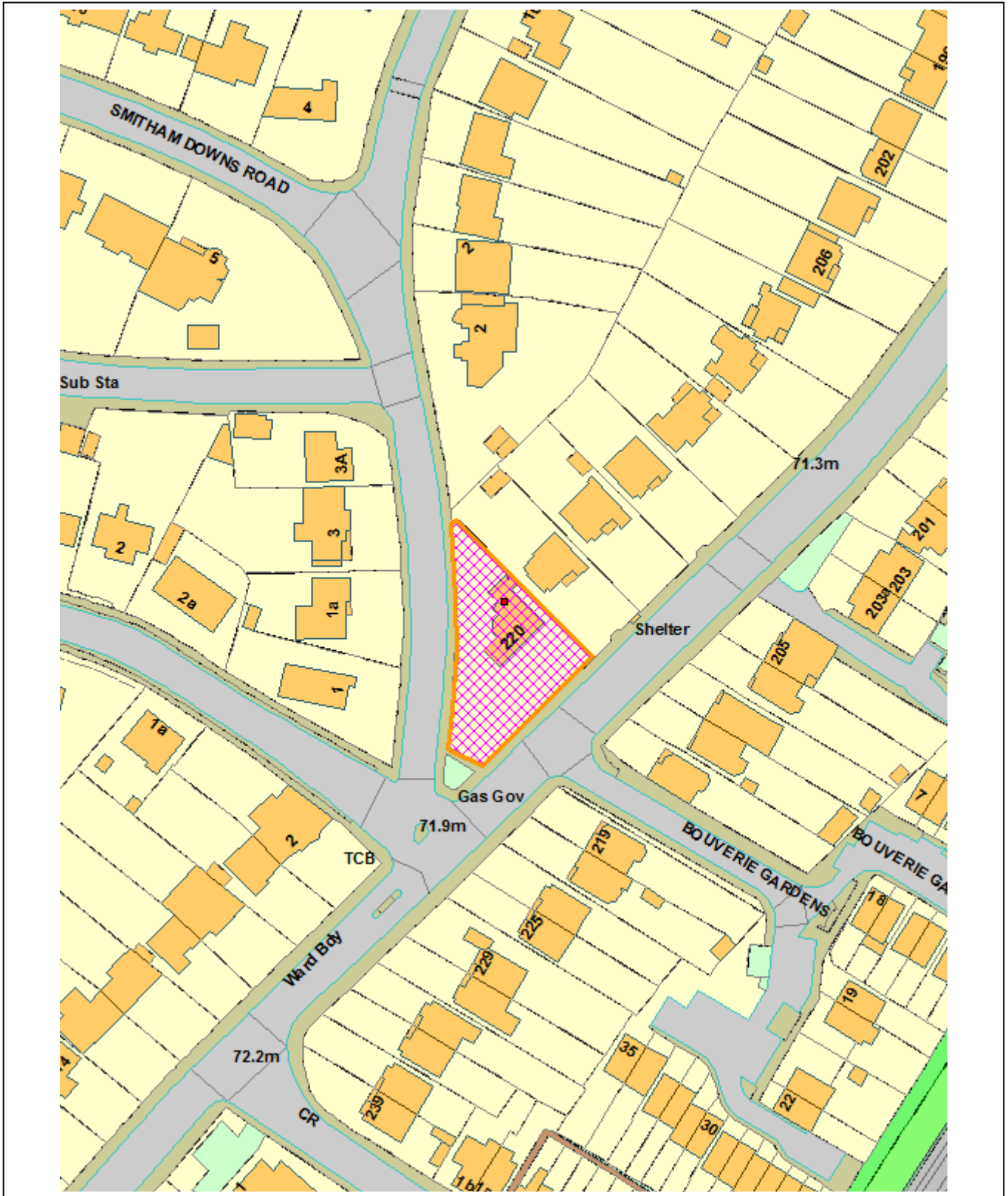
8. BACKGROUND DOCUMENTS

- 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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1.0 APPLICATION DETAILS

Ref: 21/01473/FUL
Location: 220 Brighton Road | Purley | CR8 4HB
Ward: Purley and Woodcote
Description: 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.
Drawings: BR - OBA - 00 - 00 - DR - A - 0101 – PA; BR - OBA - 00 - 00 - DR - A - 0200 – PA; BR - OBA - 00 - 01 - DR - A - 0201 – PA; BR - OBA - 00 - RF - DR - A - 0202 – PA; BR - OBA - 00 - 00 - DR - A - 0100 – PA; BR - OBA - 00 - 01 - DR – A; BR - OBA - 00 - 00 - DR - A - 0250 – PA; BR - OBA - 00 - 01 - DR - A - 0251 – PA; BR - OBA - 00 - 02 - DR - A - 0252 – PA; BR - OBA - 00 - 03 - DR - A - 0253 – PA; BR - OBA - 00 - RF - DR - A - 0254 – PA; BR - OBA - 00 - 00 - DR - A - 0451 – PA; BR - OBA - 00 - 00 - DR - A - 0452 – PA; BR - OBA - 00 - 00 - DR - A - 0453 – PA; BR - OBA - 00 - 00 - DR - A - 0454 – PA; BR - OBA - 00 - 00 - DR - A - 0450 – PA; BR - OBA - 00 - 00 - DR - A - 0350 – PA; BR - OBA - 00 - 00 - DR - A - 0351 – PA; BR - OBA - 00 - 00 - DR - A - 0352 – PA; BR - OBA - 00 - 00 - DR - A - 0353 – PA; BR - OBA - 00 - 00 - DR - A - 0354 – PA; BR - OBA - 00 - 00 - DR - A - 0355 – PA; LC-2856-01
Statements: Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan dated 30/11/2021, Daylight and Sunlight Report dated 14/05/2021, Fire Statement dated 27/11/2021, Flood Risk Assessment & Conceptual Drainage Strategy dated 13/04/2021, Transport Statement dated April 2021, Transport Statement Addendum dated December 2021, Daylight and Sunlight Addendum letter dated 30/06/2022
Agent: Heather Tatton, OB Architecture
Case Officer: Natalie Rowland

	Type of Units				Totals
	One Bedroom	Two Bedroom	Three Bedroom	Five Bedroom	
Existing	0	0	0	1	1
Proposed	2	4	3	0	9

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Three (3)	Eighteen (18) + visitor

1.1 This application is being reported to Planning Committee in accordance with the following committee consideration criteria:

- Objections above the threshold in the Committee Consideration Criteria;

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission subject to the completion of a legal agreement to secure the following:
- A financial contribution of £13,500 for sustainable transport improvements and enhancements.
 - S278 agreement for highways works
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

CONDITIONS

Standard

1. Three-year time limit for commencement.
2. Requirement for development to be carried out in accordance with the approved drawings and reports.

Pre-Commencement of Development Conditions

3. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
4. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
5. Submission and approval of cycle and refuse storage details.
6. Submission and approval of details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, landscaping management plan, and details on: boundary treatment design; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
7. Submission and approval of details of a Sustainable Urban Drainage System.

Pre-Occupation Conditions

8. Submission and approval of vehicle turntable details and management.
9. Submission and approval of details of Electric Vehicle Charging Points.
10. Submission and approval of details of a Waste Management Plan.

Compliance Conditions

11. Compliance with Arboricultural Assessment and Tree Protection Plan
12. Compliance with Fire Strategy
13. Provision and maintenance of off-street vehicle parking spaces.
14. Provision of accessible and adaptable dwellings.
15. Compliance with dwelling emissions rate and water efficiency standard.
16. Provision of ultra-low NOx boilers.

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

2.4 That, if within three (3) months of the issue of a draft planning permission decision notice, the legal agreement to secure the sustainable transport contribution of £13,500 and other required S278 works have not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

INFORMATIVES

1. Community Infrastructure Levy
2. Code of practice for Construction Sites
3. Highways informative in relation to s278 and s38 works required
4. Compliance with Building/Fire Regulations
5. Construction Logistics Informative
6. Refuse and cycle storage Informative
7. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS



Figure 1 - CGI of front of proposal (from Brighton Road)

Proposal

3.1 The application seeks Planning Permission for the redevelopment of the site involving the:

- Demolition of the existing residential dwelling house.
- Erection of three/four storey building comprising nine units.
- The building would comprise 2 x 1B 2P units, 3 x 2B 4P units, 1 x 2B 4P (duplex) unit, 1 x 3B 5P unit and 2 x 3B 6P units.
- Provision of 3 off street parking spaces

- Communal and private amenity space, play space and hard and soft landscaping
- Provision of associated refuse and cycle storage.

3.2 From the Brighton Road elevation, the building will have a ridge height of between 11.9m – 13.2m and will be formed of three full stories with the top floor set within the pitched roof.

3.3 The unit mix and floor area would be as per the Table below:

		Internal floor area (sqm)	
		Requirement	Proposed
Ground Floor	UNIT 1 (3B5P)	86	119
	UNIT 4 (2B4P) Duplex	79	109
First Floor	UNIT 2 (2B4P)	70	82
	UNIT 3 (1B2P)	50	52
Second Floor	UNIT 5 (2B4P)	70	75
	UNIT 6 (3B6P)	95	95
	UNIT 7 (1B2P)	50	55
Third Floor	UNIT 8 (2B4P)	70	80
	UNIT 9 (3B6P)	95	101

Figure 2 - Accommodation mix and floor area

- 3.4 The private amenity spaces above first floor are all set within recessed balconies, whilst the space serving Units 1 and 4 on the ground floor are in the form of private gardens which are separated from the rest of the communal amenity by hedging.
- 3.5 The communal amenity is proposed in the south east of the site, largely extending along the Brighton Road frontage of the building and wrapping around the southern point. This space has been identified on the landscaping plan as a joint communal amenity/playspace area of 157sqm.
- 3.6 Both the refuse and cycle stores have been contained within the footprint of the building. Due to the sloping nature of the site, the long stay cycle store is accessed from the ground floor Brighton Road entrance, while the refuse store

is accessed from the Smitham Downs Road entrance. Short stay visitor parking is located close to the Brighton Road entrance.

- 3.7 Over the application process, numerous trees have been removed from the site frontage. As they were not protected nor is the site within a Conservation Area, there is no objection to their removal. That said, in order to ensure an appropriate level of tree cover, revised soft landscaping plans have been received which detail the inclusion of twelve semi-mature trees within the site.

Site and Surroundings

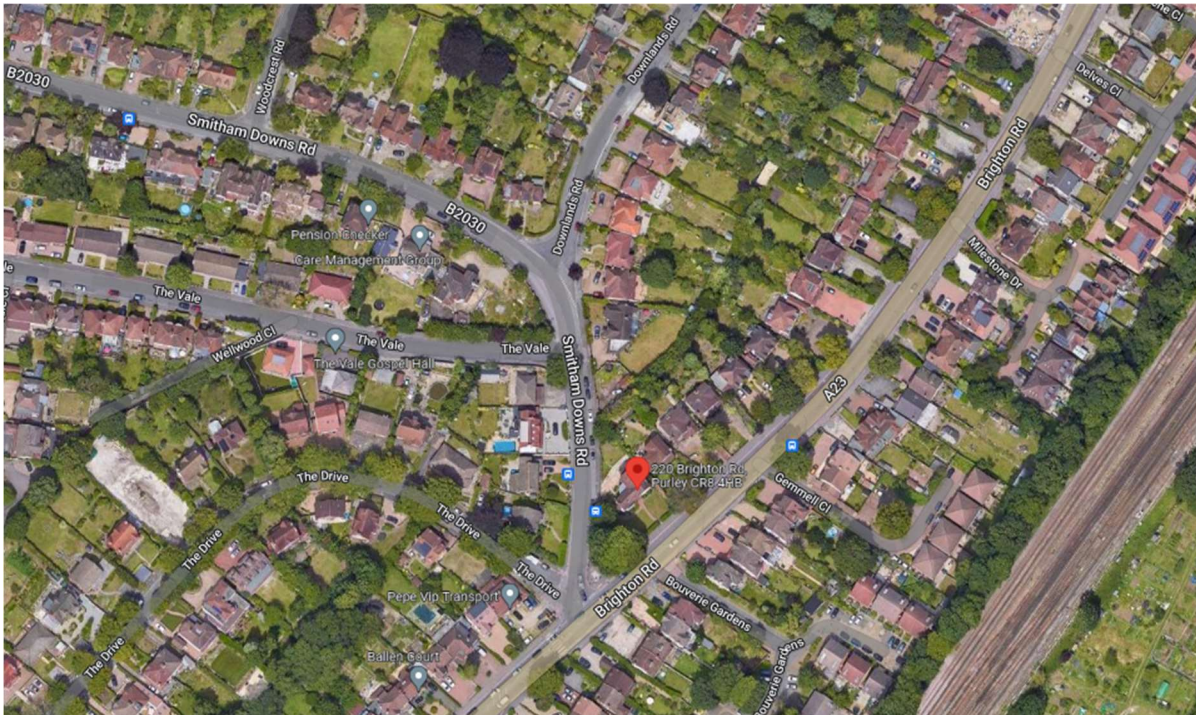


Figure 3 – Google maps view of site

- 3.8 The site is a triangular shaped corner plot, on the north eastern side of Brighton Road, to the north of the junction with Smitham Downs Road and The Drive. The site is occupied by a large inter war style detached dwelling formed in an L shape. The building predominantly addresses Brighton Road with its front elevation and its rear elevation facing onto Smitham Downs Road. There is a rear vehicular access into the site from Smitham Downs Road.
- 3.9 On the front Brighton Road elevation there is a low level wooden close board fence with an approximately 1.5m high hedge screening behind. To the rear, the site is enclosed by a 1.8m close board fence.
- 3.10 The surrounding area is predominantly residential in nature. Its adjacent properties are similar sized detached period properties however there have been a number of flatted developments built over the last few years. On the southern side of Brighton Road property types predominantly include other interwar style semi-detached houses finished in render with hipped roofs and decorative bay and gable features. Heading up Smitham Downs Road, the character changes

with elements of inter war style detached dwellings but there are also a number of smaller mid-century style detached dwellings, thus the architectural styling of the surroundings is varied to some degree.

- 3.11 The application site has a Public Transport Accessibility Level (PTAL) of 3 and does not lie within a Controlled Parking Zone. That said, Smitham Downs Road has a small section (adjacent to the access with Brighton Road) of restricted parking (single yellow lines) between 8am and 9:30am and 4:30pm and 6:30pm.
- 3.12 Land levels within the site and wider area slope up to the north/north east.
- 3.13 The site is at high risk of surface water flooding and is in flood zone one.

Planning History

- 3.14 20/06679/PRE- Redevelopment of site to include demolition of existing property, erection of nine apartments over part 3 part 4 storeys comprising a mix of one, two and three bedroom apartments, provision of six onsite parking spaces. Advice given.
- 3.15 89/02418/P - Continued use of one room on ground floor as an office. Permission granted on 22/11/1989
- 3.16 88/03561/P - Alterations and use of premises as offices; erection of single storey side extension and formation of front/rear car park. Permission refused on 21/12/1988
- 3.17 83/02451/P - Use of room on ground floor as office. Permission granted on 03/04/1984
- 3.18 The following planning history for nearby properties is relevant:

1 Smitham Downs Road

- 3.19 19/04500/FUL - 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. Permission granted on 25/08/2020 and currently under construction

5 Smitham Downs Road

- 3.20 20/05370/FUL - Demolition of existing dwelling, the construction of a part 4 / part 5 storey residential building accommodating 20 flats, all together with vehicular accesses from Smitham Downs Road and The Vale, vehicle and cycle parking, refuse provision and associated hard and soft landscaping (amended description). Permission refused and currently at appeal.

1 Brighton Road

- 3.21 18/00841/FUL - Demolition of existing detached dwelling: erection of two/three storey building comprising 4 one bedroom and 5 two bedroom flats: formation of vehicular access onto Stoats Nest Road and provision of associated 5 car parking spaces. Permission granted on 14/09/2018.

195 and land R/O 197 Brighton Road

- 3.22 19/02508/FUL - Demolition of an existing bungalow and erection of two-storey house, and the erection of a four storey building to the rear to provide 8 flats(with accommodation in the roof space), including associated proposed amenity space, landscaping, parking, access road, cycle and refuse storage. Permission granted on 22/10/2019

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of developing the site to provide much needed homes and contributing to the Borough's housing targets is acceptable.
- The design and appearance of the development is acceptable and would evolve the local character whilst using land efficiently. Planning conditions are recommended to ensure that the development would use high quality materials, detailing and landscaping.
- On balance, the living standards for future occupiers would be acceptable, with acceptable light and outlook levels, private amenity space, communal amenity space and child play space.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The level of parking and impact upon the local transport network is considered acceptable subject to conditions and planning obligations.
- The proposal's impact on trees and biodiversity is acceptable subject to conditions and the inclusion of semi-mature species.
- Suitable sustainability measures have been included.
- The proposed flooding and sustainable drainage measures are acceptable subject to conditions.

5.0 CONSULTATIONS

- 5.1 Transport for London – Requested further information on the EV charging infrastructure, number of cycle parking provision and Construction Logistics Plan. [Officer note – these points are considered within the assessment but it is considered appropriate to address them by condition]

6.0 LOCAL REPRESENTATION

- 6.1 Thirty (30) neighbouring properties were notified of the application and invited to comment. A total of 21 representations were received, of which all were objections to the proposal. Chris Philp MP also objected to the proposal. The concerns raised in the objections received are summarised in Table 6.0, which also contains the Case Officer's response to the objections.
- 6.2 Revisions have been accepted over the course of the application, with a view to primarily addressing transport concerns. A re-consultation took place in December 2021 and five objections were received.

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	Please refer to paragraph 8.8 of this report.
Loss of family dwelling	Please refer to paragraphs 8.7 of this report.
Houses not flats are required	Planning policies advocate the development of small sites and windfall developments such as this one, for new residential units in the suburbs. There is no objection to the principle of flatted development in this area.
Not an identified area of intensification	There is no requirement for proposals such as this to be located in an area of intensification. In order to meet the Borough's housing targets allow for new development across the Borough. Each application is assessed on its own merits.
Design	
Design is not in keeping	Please refer to paragraphs 8.10-8.25 of this report.
Harmful scale/massing/overbearing	Please refer to paragraphs 8.16-8.19 of this report.
Inadequate living space	Please refer to paragraphs 8.26-8.34 of this report.
Amenity	
Loss of light	Please refer to paragraphs 8.36-8.51 of this report.
Impact to mental health of neighbours	Please refer to paragraphs 8.36-8.51 of this report.

Concerns with privacy and safety of playspace	Please refer to paragraphs 8.34 of this report.
Highways & Parking	
Insufficient car parking	Please refer to paragraphs 8.49-8.61 of this report.
Negative impact on highway safety	Please refer to paragraphs 8.49-8.60 of this report.
Landscaping	
Impact of trees	Please refer to paragraphs 8.81-8.86 of this report.
Other matters	
Infrastructure can't accommodate development	Proposal will be CIL liable.
Inadequate refuse store	Please refer to paragraphs 8.77-8.79 of this report.
Increased flood risk	Please refer to paragraphs 8.92-8.94 of this report.
Impact on pollution (air, noise, water quality)	As a residential site located in a residential location, there is no evidence to suggest that the proposal would result in significant pollution.
Nearby precedents shouldn't necessitate approval.	While nearby planning applications may represent material considerations, each application is assessed on its own merits.

6.3 An objection was received from Cllr Oni Oviri raising the following points:

- Overmassing
- Loss of privacy
- Traffic generation issues
- Impact on local infrastructure
- Biodiversity

6.4 An objection was received from Hartley and District Residents Association, raising the following points:

- Issues with the validation process and the previous pre-application responses
- Housing mix
- Impact on local infrastructure
- Impact on character
- Absence of Construction Logistics Plan
- Loss of privacy

- Impact on future occupiers
- Biodiversity
- Transport Statement Addendum is not detailed enough

6.5 An objection was received from the Purley and Woodcote Residents Association, raising the following points:

- Loss of family home
- Overdevelopment of site
- Inadequate amenity space
- Design is out of keeping
- Harm to amenity of neighbouring properties
- Inadequate car parking

6.6 The concerns of Cllr Oviri and the local Residents Associations are acknowledged and addressed in the assessment below.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 This recommendation to grant planning permission has been taken having regard to the policies and proposals in the London Plan (2021) and Croydon Local Plan (2018), as well as, to all relevant material considerations:

Town and Country Planning Act 1990 (As Amended)

National Planning Policy Framework (2021)

Section 4	Decision Making
Section 5	Delivering a Sufficient Supply of Homes
Section 8	Promoting Healthy and Safe Communities
Section 9	Promoting Sustainable Transport
Section 11	Making Effective Use of Land
Section 12	Achieving Well-Designed Places
Section 14	Meeting the Challenge of Climate Change, Flooding and Coastal Change
Section 15	Conserving and Enhancing the Natural Environment

London Plan (2021)

Policy GG2	Making the Best Use of Land
Policy GG4	Delivering the Homes Londoners Need
Policy D1	London's Form, Character and Capacity for Growth
Policy D2	Infrastructure Requirements for Sustainable Densities
Policy D3	Optimising Site Capacity through the Design-Led Approach
Policy D4	Delivering Good Design
Policy D5	Inclusive Design
Policy D6	Housing Quality and Standards
Policy D8	Public Realm
Policy D11	Safety, Security and Resilience to Emergency
Policy D12	Fire Safety
Policy D14	Noise
Policy H1	Increasing Housing Supply
Policy H2	Small Sites

Policy G4	Open Space
Policy G5	Urban Greening
Policy G6	Biodiversity and Access to Nature
Policy G7	Trees and Woodlands
Policy SI1	Improving Air Quality
Policy SI2	Minimising Greenhouse Gas Emissions
Policy SI4	Managing Heat Risk
Policy SI7	Reducing Waste and Supporting the Circular Economy
Policy SI12	Flood Risk Management
Policy SI14	Sustainable Drainage
Policy T1	Strategic Approach to Transport
Policy T3	Transport Capacity, Connectivity and Safeguarding
Policy T4	Assessing and Mitigating Transport Impacts
Policy T5	Cycling
Policy T6	Car Parking
Policy T7	Deliveries, Servicing and Construction
Policy DF1	Delivery of the Plan and Planning Obligations

Croydon Local Plan (2018)

Policy DM1	Housing Choice for Sustainable Communities
Policy DM10	Design and Character
Policy DM13	Refuse and Recycling
Policy DM16	Promoting Healthy Communities
Policy DM25	Sustainable Drainage Systems and Reducing Flood Risk
Policy DM27	Protecting and Enhancing Our Biodiversity
Policy DM28	Trees
Policy DM29	Promoting Sustainable Travel and Reducing Congestion
Policy SP2	Homes
Policy SP4	Urban Design and Local Character
Policy SP6	Environment and Climate Change
Policy SP7	Green Grid
Policy SP8	Transport and Communication

Other Relevant Policies & Guidance

Optimising site capacity: A design-led approach Consultation draft (GLA – 2022)
 Suburban Design Guide SPD (LBC - 2019)
 Borough Character Appraisal (LBC - 2015)
 Housing SPG (GLA - 2015)
 Technical Housing Standards - Nationally Described Space Standard (2015)
 Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)
 Character and Context SPG (GLA – 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Housing Tenure, Mix and Site Optimisation

3. Design and Appearance
4. Housing Quality
5. Impact on Surrounding Neighbours
6. Highways, Parking and Refuse
7. Trees and Landscaping
8. Biodiversity and Sustainability
9. Flood Risk and Sustainable Drainage
10. Fire Safety
11. Other Matters

Principle of Development

- 8.2 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable in principle. Policy SP2.2 of the CLP states that the Council will seek to deliver a minimum of 32,890 homes between 2016 and 2036, equating to 1,645 homes per year, with 10,060 of said homes being delivered across the borough on windfall sites (i.e. non allocated sites outside of the Croydon Opportunity Area – such as this application site), and equating to 503 homes per year. The LP sets a housing target for Croydon of 20,790 homes between 2019 and 2029, equating to 2,079 homes per year, which includes a “small sites” target of 6,410, equating to 641 homes per year, which is an increase on the Council's current windfall target. Given the above the principle of intensifying the residential use of the existing site to provide a greater quantum of homes than existing is acceptable and is an important contribution to the Borough's housing targets and its ability to meet the housing delivery test..
- 8.3 The existing dwelling is not statutorily or locally listed and therefore there is no objection to its demolition and replacement with a flatted development.
- 8.4 Overall the redevelopment and intensification of the site is considered to be acceptable in principle, subject to all other relevant planning considerations discussed further below.

Housing Tenure, Mix and Site Optimisation

- 8.5 Policies SP2.4 and SP2.5 of the Local Plan state that on sites of ten or more dwellings the Council will seek a minimum of 30% affordable housing. The proposed scheme seeks to provide nine units and as such, there is no affordable housing requirement.
- 8.6 Policy SP2.7 of the Local Plan sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms and it is expected that all developments contribute towards this. Policy DM1.2 of the Local Plan states that redevelopment of residential dwellings are acceptable in situations where it does not result in the loss of three bedroom homes or homes as originally built at 130 m².

- 8.7 The floorplans for the existing property do not show a detailed layout, nor are there any plans for the planning history confirming the original size of the property. However, as part of the mix, the proposal seeks to provide 3 x 3 bedroom properties, which represents 33% of the proposed dwellings. Overall, this proposal would result in a net uplift in family housing on the site and would not conflict with this policy.
- 8.8 With respect to the optimisation of the site, Policy D3 of the London Plan (2021) sets out that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Although only a consultation draft and holding minimal weight, the London Plan guidance document 'Optimising site capacity: A design-led approach' (2022) suggests ways to optimise site capacity rather than maximising density. This is in part, done by carrying out a detailed site analysis which considers the site context, infrastructure opportunities and constraints, surrounding built form and building height as well as placemaking. The Design and Access Statement submitted with the application includes a full analysis of the surrounding area and details how the design and siting of the building is a response to local character.
- 8.9 As such, the proposal is considered to comply with Policy SP2.7 of the Local Plan and Policy D3 of the London Plan (2021).

Design and Appearance

- 8.10 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities. Proposals should seek to achieve a minimum height of three storeys, should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area.

Layout

- 8.11 The proposed layout of the development includes the provision of a part three, four storey building. Due to the slope of the plot, the building will appear as having three stories from the north western direction. The primary pedestrian access will be from the Brighton Road side, with a secondary pedestrian and vehicular access on the Smitham Downs Road side. The vehicular access will lead to three parking spaces, with the inclusion of a turntable to allow vehicles using these spaces to enter and leave the site in forward drive.
- 8.12 A communal garden and child play area is located to the south and south east of the site. With the exception of visitor cycle parking, all other cycle parking and refuse storage is located within the footprint of the building at lower ground and ground floor.

- 8.13 The land levels mean that it is necessary for the building to contain two internal lifts; one lift will allow access from the primary pedestrian access up through the main core of the building and one from the second pedestrian access to allow access down to the ground floor. Both the vehicular access and parking area and the communal amenity and playspace are level meaning that the site is accessible for all.
- 8.14 The dwellings to the north east have a relatively uniform front building line with the existing dwelling on the site sitting slightly further forward than its neighbours and appearing as a relatively modest building within a large plot. This has allowed the current layout to be developed, with the angled frontage addressing both Brighton Road and Smitham Downs Road and ensuring the best use of the corner site.
- 8.15 The Local Plan requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. As mentioned, child play space is proposed in the southern part of the site. With a combined communal amenity/playspace of 157 sqm this would allow for compliance with the 19.2 sqm requirement detailed in Table 6.2 of the Local Plan.



Figure 4 - Proposed site plan

Scale, Height and Massing

- 8.16 Policy DM10.1b of the Local Plan requires proposals to respect the scale, height and massing of the surrounding area, whilst seeking to achieve a minimum height of three storeys for developments facing onto streets.
- 8.17 The surrounding area contains a mix of two storey dwelling houses and three/four storey apartment blocks. The height of the proposed is an increase on the existing dwellinghouse however that does not mean that it is inappropriate development, given the existence of apartment blocks of a similar height in the locality of the application site. The proposal has been designed with varying eaves and ridge heights to respond to the variations in the surroundings.
- 8.18 The proposed ridge line still sits below that on the adjacent development under construction at 1 Smitham Downs Road (see Figure 5), with the eaves closest to 218 Brighton Road matching those on the neighbouring property. Considering the varying heights in the vicinity, the proposed is still respectful of the surroundings.



Figure 5 - Proposed Brighton Road street scene

- 8.19 The apex of the proposed building is in the southern corner of the plot, where the building footprint angles out. This creates an architectural feature which addresses the junction and allows the frontage to be viewed from all directions. The design also gives the impression that the width of the building is divided into two smaller sections, mimicking the other larger semi-detached pairs which appear as a single building.



Figure 5 - View from Brighton Road/Smitham Downs Road junction

Appearance and Materials

- 8.20 The GLA Character and Context SPG highlights the importance of carrying out a character study in order to inform the appearance of any proposed development and as already stated, the Applicant has undertaken a detailed analysis of the local area. The proposal seeks to reference aspects of the surrounding character, such as the material choice and proportions of the fenestration, whilst at the same time introducing aspects of contemporary detailing.
- 8.21 The contextual analysis identifies the gabled roof forms and often low level eaves which are found on properties in the vicinity. This is reflected in the proposed chamfered elevations and asymmetrical pitched roofs with the aim of making the most of the corner plot and adding appropriate visual interest to all elevations.
- 8.22 With regards to the proposed materials, the Design and Access Statement references a cream brick on the principal facades, which is in response to the cream and white render found in the local context of Brighton Road and Smitham Downs Road. A secondary vertical brick tone is introduced at ground floor to create vertical definition and echo the brick bands which are found in the vicinity. The top floor is set within the roof with openings located on the front facing gables and subtle cut out sections in the roof. The clear distinction between the brick and the clay hung tiled roof breaks up the facade defining the gabled building forms.
- 8.23 The roof is proposed to be covered in terracotta hung tiles, which have the benefit of being the primary roof material for the local area while also complimenting the proposed cream brick.
- 8.24 The fenestration comprises large format windows with deep reveals to give depth to the facade. The proposed metalwork for the windows and balconies is acceptable, further details of which can be secured by condition.

Conclusion

8.25 The proposal seeks to make use of an underdeveloped plot in a prominent location. The varying eaves heights of the building are appropriate to the surrounding properties, with the folded roof reaching its apex in the southern most part of the site, closest to the junction. The proposed materials reflect those commonly found within the local area.

Housing Quality

8.26 London Plan Policy D6 requires housing developments to be of a high quality design and contains space standards for new dwellings. The provision of dual aspect dwellings should be maximised and a single aspect dwelling should only be provided where a more appropriate design solution to meet the requirements of Part B in Policy D3 (optimising site capacity through the design led approach). The design should provide sufficient daylight and sunlight and ensure the usability of outdoor space is maximised.

8.27 Third party comments were received regarding the quality of the accommodation however as detailed in figure 2 and figure 9, all units would meet or exceed the internal floor area and private amenity space standards set out by both the Nationally Described Space Standards (NDSS) and Table 6.2 in the Local Plan and include the necessary storage.

8.28 All units are dual aspect aside from Unit 3 which is single aspect. The submitted Daylight and Sunlight Assessment (Delva Patman Redler, dated 14 May 2021 and updated in addendum letter dated 30/06/2022) found that one bedroom on the first floor (R8) and one living/kitchen/dining room on the second floor (also R8) of the north western elevation, failed the Average Daylight Factor (ADF) test. This measures the overall amount of daylight in a space and takes into account the amount of visible sky, net glazed area of windows/doors, diffuse visible light transmittance of the glazing, maintenance factor for the effects of dirt, total area of the room surfaces and their average reflectance. Both windows are set behind recessed balconies and as minor infringements, are considered to be acceptable on balance.

8.29 Three bedrooms (R4 and R5 at ground floor and R8 at first floor) fall below the No Sky Line (NSL) guidelines which considers the point at which the sky cannot be seen from the room and therefore the light distribution within the room. That said, the rooms still meet the British Standard for the Annual Probable Sunlight Hours (APSH) requirement which consider the amount of light a room.

8.30 Despite the infringements noted above, when considered with the results of all tests, the proposal complies with BRE standards and would provide an appropriate level of accommodation for future occupiers.

		Private amenity space (sqm)		Built in storage (sqm)	
		Requirement	Requirement	Proposed	Proposed
Ground Floor	UNIT 1 (3B5P)	8	2.5	3.2	15.5
	UNIT 4 (2B4P) Duplex	7	2	5.4	30.4
First Floor	UNIT 2 (2B4P)	7	2	2.6	8.4
	UNIT 3 (1B2P)	5	1.5	1.6	5.3
Second Floor	UNIT 5 (2B4P)	7	2	2.5	12.3
	UNIT 6 (3B6P)	9	2.5	3.5	9
	UNIT 7 (1B2P)	5	1.5	2.5	7.1
Third Floor	UNIT 8 (2B4P)	7	2	2.5	9
	UNIT 9 (3B6P)	9	2.5	3.5	12

Figure 9: Proposed private amenity space

8.31 Table 3.2 of Policy D6 details the qualitative design aspects to be addressed in housing developments which includes layout orientation and form (discussed in para 8.10-8.17 above) and the requirements of communal outside amenity space. These include sufficient space for the number of residents, for it to be easily assessable, positioned to allow overlooking, and be designed to support “an appropriate balance of informal social activity and play opportunities for various age groups”.

8.32 Much of this is echoed in Local Plan Policy DM10.45 which requires proposals for new flatted development to incorporate high quality communal amenity space. The plans and the submitted Landscaping and Playspace Strategy provides information as to the level of landscaping and location of the playspace.

8.33 Although located in the south of the site and close to the Brighton Road, the proposed landscaping is considered to be acceptable to screen and provide a level of security. Further details would be secured by condition (see also Trees and Landscaping section of the assessment).

8.34 London Plan Policy D7 requires new dwellings to be building regulation M4(2) compliant for use by persons with disabilities, with 10% meeting M4(3). The inclusion of the lift means that all units meet M4(2) requirements. The plans show Unit 1 on the ground floor as being M4(3) compliant, of which level access

would be via the pedestrian entrances on Brighton Road, or on Smitham Downs Road. This is acceptable. While Policy D7 requires the provision of accessible units, there is no policy requirement for such units to have accessible parking. In this instance, an accessible parking space has not been provided and on balance, this is considered acceptable.

Impact on Surrounding Neighbours

- 8.35 The London Plan (2021) Policy D6 states that “development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.”
- 8.36 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would have an adverse effects on the amenities of the occupiers of adjoining buildings. Policy DM10 of the Croydon Local Plan (2018) states that proposals should protect the amenity of occupiers of neighbouring properties.
- 8.37 Third party comments were received stating that the proposal would have a detrimental impact on the mental wellbeing of the neighbours. This in itself is not a planning consideration however it is relevant if the building by virtue of its impact on neighbouring amenity is harming the neighbour’s wellbeing. The assessment of the impact on neighbouring properties is as follows -

218 Brighton Road

- 8.38 In order to ensure that development does not harm the amenity of neighbouring properties through loss of light or overshadowing, BRE guidance states that that the depth of projections should be no greater than 45 degrees as measured from the middle window of the closest ground floor habitable room on the rear wall of the main neighbouring property on both side. The elevation and floor plan shown in Figure 10 below, shows compliance in this respect.

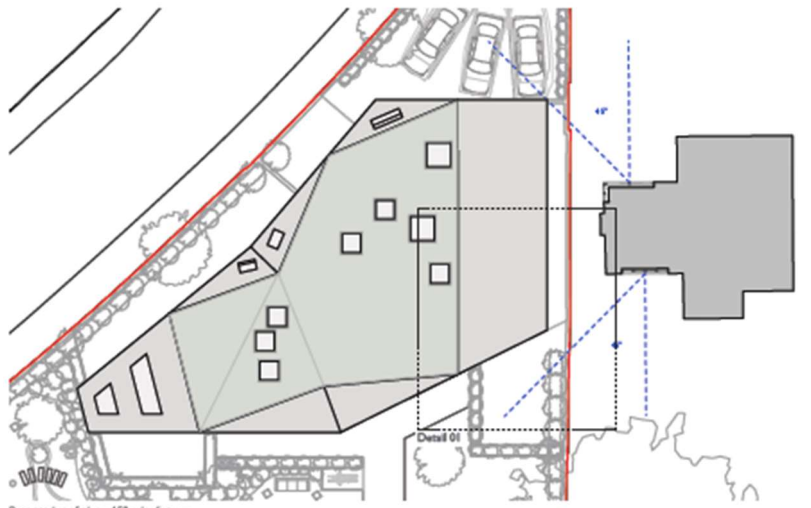
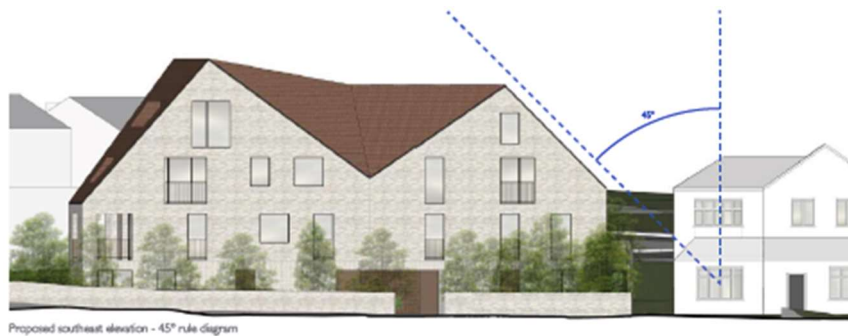


Figure 10- 45 degree test on 218 Brighton Road

- 8.39 One window is proposed to this northern flank which serves the living space to Unit 4. As a ground floor window, the level of overlooking or harm to privacy is considered to be acceptable and there is no requirement to obscure glaze this window.
- 8.40 The Daylight and Sunlight Assessment also considered the impact of the development on the daylight to neighbouring properties. It found that the only window that failed to meet the VSC test is the first-floor corner window in 218 Brighton Road that directly faces the development site. It should be noted that this is not the only window serving the room and the room average comfortably complies with the other BRE recommendations.
- 8.41 With regards to the impact on the garden and amenity space, the results indicate that 87% of the rear garden will receive at least 2 hours of direct sunlight on 21 March and therefore the scheme will fully comply with the BRE guidelines.
- 8.42 As such, the results indicate that the proposed scheme will only have a negligible effect on 218 Brighton Road and would meet the BRE guidelines in this regard.

211-213 Brighton Road

- 8.43 These properties lie on the south eastern side of Brighton Road, with their principle elevation facing the site. Due to the topography they also sit lower than the existing dwelling.
- 8.44 The proposed building will clearly be visible from front of these properties however due to the presence of the highway, the facing elevations of these properties are approximately 35-40 meters away. As the site is already in residential use, windows exist which are afforded views of these properties. The proposed development will introduce a larger quantum of openings, but due to the distances involved and the presence of a busy highway, the proposal complies with the guidance contained within the supporting text to Local Plan Policy DM10 and would not result in a harmful loss of privacy.

1 Smitham Downs Road

- 8.45 As detailed within the planning history, this site is currently under construction implementing permission 19/04500/FUL.
- 8.46 As part of the Daylight and Sunlight Assessment, VSC and NSL assessments were carried out to consider the impact of the development on the property. No rooms would be impacted and all of which continued to meet BRE guidelines. There is no objection in this regard.

1A and 3 Smitham Downs Road

- 8.47 These neighbouring properties are situated to the north west of the site, approximately 26-29 meters away and also on the opposite side of Smitham Downs Road.
- 8.48 The proposed will be visible from the fronts of these properties however the angles involved, when considered with the distances and the presence of the highway means that overlooking or harm to privacy will not be harmful.
- 8.49 Third party comments were also received regarding the noise and disturbance which would result from the intensification of the site. The site has an existing lawful residential use and is situated within a residential area. The proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site.

Conclusion

8.50 The Daylight and Sunlight study confirms that the proposed development complies with BRE guidance and as such, there will be no adverse harm to the neighbouring properties in this regard. The layout and design of the proposal will not result in an unacceptable amount of overlooking or loss of privacy and complies with London Plan (2021) Policy D6, policies DM10.6 and DM10 of the Croydon Local Plan (2018).

Highways, Parking and Refuse

8.51 Policy SP8 of the Local Plan (2018) is in relation to traffic generation, sustainable travelling and parking standards. Local Plan Policy DM30 seeks to ensure that there is an appropriate level of car and cycle parking for developments

8.52 The site spans across an area with a PTAL of 3 indicating that it has moderate access to public transport. Coulsdon town centre is approximately 800m walk away, with Purley town centre a 1km walk away. Both Coulsdon and Purley town centres are categorised as 'District' centres in the London Plan (2021).

8.53 Brighton Road at this part is a red route which means that no stopping can take place between 7am and 7pm. On Smitham Downs Road, there is restricted parking between 8am and 9:30 am and 4:30-6:30 on single yellow lines. The site currently has one existing crossover on Smitham Downs Road.

8.54 Extensive negotiations have taken place over the course of the application, as the original proposal included a new vehicular access onto Brighton Road and the provision of six off-street parking spaces. As the highway authority, TfL objected to the new access and also advised that in such a connected location as this (noting the sites proximity to a bus stop, which provides access to four different services, Reedham Rail Station and Coulsdon Town Centre), car free development should be the starting point, as per the London Plan.

8.55 The Council disputes the acceptability of a car free development in this location however agreed that a reduction in spaces could be acceptable. As a result, revised plans were subsequently drawn up to show a relocated vehicular access on Smitham Downs Road and a reduction in parking space provision.

8.56 A Transport Statement (Kronen dated April 2021) has been submitted in support of the application which suggests that there are no transport planning or highway concerns which should prevent planning permission from being granted. An addendum to the Transport Statement (Kronen dated December 2021) was also submitted, justifying the new approach and confirming that the new arrangement would not have a detrimental impact on the highway.

Access and car parking

- 8.57 Pedestrians would be able to access the building from Brighton Road and Smitham Downs Road. With the provision of the lift, both accesses allow step free access to and within the building.
- 8.58 The London Plan and Policy DM30 of the Croydon Local Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels. It is important to note that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.59 Table 10.3 of the London Plan gives a maximum of 0.75 spaces per 1-2 bed unit and 1 space per 3+ bed unit in outer London areas with a PTAL of 2-3. Based on the proposed mix, this would equate to eight spaces. Three are being proposed which considering the location and the desire to reduce car usage, is acceptable. Furthermore, a Parking Stress survey has been carried out and is submitted within the Transport Statement. The survey was carried out in accordance with the recommended Lambeth Methodology and concluded a parking stress of 23% which is considered to be low and capable of overspill.
- 8.60 It is noteworthy that the survey was carried out in March 2021, after the relaxation of the first Coronavirus restrictions. A survey was also carried out in 2019 as part of the 1 Smitham Downs Road application (19/04500/FUL) which concluded the same parking stress, showing that Coronavirus did not have a significant impact on parking in the area.
- 8.61 Vehicles would enter the site from Smitham Downs Road in a forward gear and would utilise a turntable to exit the site in forward gear. Maintenance of this would be secured by condition. The new access on Smitham Downs Road adheres to the necessary visibility splays and pedestrian sightlines which would ensure safe access onto and out of the site.
- 8.62 The Transport Statement provides further information as to the proposed trip generation for the development but indicates that the proposed residential development would generate a relatively small increase in overall trips to and from the site, with an increase of thirteen vehicular trips daily. An increase of this nature, could be accommodated within the local highway network without any resultant material impact.
- 8.63 A Construction Logistics Plan would also be required which can be subject of a condition.

- 8.64 Conditions are also required regarding the submission of a highways condition survey of the surrounding footways, carriageway and street furniture prior to the start of any works on site. This would need to be accompanied by photos and a report of any areas which may be of concern.
- 8.65 In compliance with the London Plan, Electric Vehicle Charging Points (EVCP) can be secured by way of a condition.
- 8.66 A S278 agreement will also be required as part of a legal agreement to relocate the lamp post in order to form the new vehicular access, the cost of which will be paid for by the Applicant.

Sustainable transport contributions

- 8.67 Local Plan Policy SP8.12 outlines that the Council and its partners will enable the delivery of electric vehicle charging infrastructure throughout the borough to improve air quality and decarbonise private transportation over the plan period.
- 8.68 Local Policy SP8.13 continues on to state that new development will be required to contribute to the provision of electric vehicle charging infrastructure, car clubs and car sharing schemes.
- 8.69 A Section 106 Agreement is required alongside this application to secure £1,500/unit towards improvements to sustainable transport including, but not limited to, on street car clubs with EVCP's as well as EVCP's in general, as per policies in the Local Plan. Membership of the car club would also be required for each residential unit for a period of 3 years; this would also be secured via S106 agreement.
- 8.70 The contribution would also go towards the introduction of double yellow lines on Smitham Downs Road, on both sides of the road from the junction to keep the area clear from parked cars. In order to facilitate the servicing of the development, a loading bay would be required on Smitham Downs Road. This would be secured as part of the legal agreement.
- 8.71 The Applicant has also agreed to a number of sustainable travel measures to reduce the reliance on car use, to include a Travel Plan; pre-paid Oyster travel account to all first residents and free e-bikes to all first residents. These could be secured as part of the legal agreement.

Cycle provision

- 8.72 In order to encourage the use of cycling as a primary mode of transport, the redevelopment is required to provide two short-stay cycle parking spaces and

sixteen covered and secure long-stay cycle storage spaces as per Table 10.2 of the London Plan (2021).

8.73 The cycle store is at ground floor, in the form of two tier bike stands for twelve cycles and two Sheffield stands. An additional Sheffield stand provides for two larger/adapted bicycles within the store. These total eighteen spaces which exceed the requirements. Further details of the cycle store (to include electrical sockets within the store) can be secured by condition.

8.74 Two short stay visitor cycle spaces are proposed close to the pedestrian entrance on Brighton Road. This is acceptable.

Refuse

8.75 Policy D6 of the London Plan (2021) requires new housing to provide adequate and easily accessible storage space that supports the separate collection of dry recyclables and food waste, as well as, residual waste. It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that requires a flatted development of the proposal's size and arrangement to provide enough bins and bin storage space within the curtilage of the property to handle the approximate 140.0l of food waste, 1100l of recycling waste and 1100l of landfill waste that would be generated by the proposed dwellings on a weekly basis.

8.76 Refuse storage is shown on the first floor, which leads directly onto Smitham Downs Road, from where the site would be serviced from. It would be within 20 meters of the rear of any refuse vehicle and is adequately sized to meet the required bins. A specific 10sqm bulky goods area has been shown adjacent to this store on the north west elevation.

8.77 This recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures, to include details of the door and access path to the refuse area to be the required 2 meters wide.

Conclusion

8.78 Officers are satisfied that the scheme would not harm the safety and efficiency of the highway network. It is considered the network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety.

Trees and Landscaping

8.79 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result

in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.

- 8.80 An Arboricultural Report (Usherwood Arboriculture dated May 2021) was submitted in support of the application, which proposed the removal of one Category B and one Category C tree (T4 and T5 respectively). Over the course of the application three trees (T4, T8 and T9) have been removed from the site which the Applicant stated was due to poor health. Further to this and as a result of the changes to the access arrangements, a revised Arboricultural Report (Usherwood Arboriculture dated November 2021) has been submitted.
- 8.81 The Report confirms that an additional seven Category C trees are proposed to be removed (T1, T2, T3, T5, T6, T7 and T10). This means that a total of ten trees would be removed as a result of this development.
- 8.82 The Report proposes protective fencing around T11 along the eastern boundary with the neighbouring property and T12 which is an off-site Category U tree which is subject to a TPO.
- 8.83 An objection was received regarding the important screening which the trees provide and the increased visibility of the proposed building however the trees which have been and are proposed to be removed, are not protected and as such, there is no objection in this regard. The impact of the appearance of the building on surrounding area has been covered in previous sections.
- 8.84 Despite there being no in principle objection to the removal of the trees, London Plan Policy G7 requires adequate replacement for trees which are to be removed as part of planning permission. The Applicant has agreed to include 12 significant impact (semi-mature) trees (shown on the Soft Landscape Plan Dwg LC-2856-01) to mitigate the loss. The species proposed are acceptable and subject to details being conditioned, the Council is satisfied in this regard.
- 8.85 The Soft Landscaping Plan also details the other proposed planting in terms of species and sizes. These details are acceptable and will ensure that the outdoor space is of the requisite high quality.

Biodiversity and Sustainability

- 8.86 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature. This should have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional biodiversity action plan, or when the council is presented with evidence that a protected species would be affected.

- 8.87 The site is already in residential use and is located along a busy 'A' road in a suburban area. Based on the standing advice given by Natural England, the site is considered to have low potential for protected species.
- 8.88 The application site is not near an area of special scientific interest or a site of nature conservation value. The site is a residential property in an adequate state of repair and as such, it is not considered likely to support protected species' habitats. An informative would be included on any decision making the applicant aware that it is an offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.
- 8.89 The increase in native tree species will have ecological benefits however a condition will require a details of a full Ecological Enhancement Plan to be submitted.
- 8.90 Croydon Local Plan Policy SP6.3 requires all new build residential development of fewer than 10 units to achieve the national technical standard for energy efficiency in new homes set at a minimum of 19% CO2 reduction beyond Part L of the Building Regulations and requiring new build development to meet a minimum water efficiency standard of 110 litres/person/day. Consequently, it is recommended that conditions be imposed to ensure that the development achieves both requirements.

Flood Risk and Sustainable Drainage

- 8.91 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.
- 8.92 A Flood Risk Assessment and Conceptual Drainage Strategy (Bright Plan Civils dated April 2021) has been submitted in support of the application. The document recognises the surface water flooding which has previously occurred along Brighton Road which is identified as a Critical Drainage Area. As the proposed development will increase the hardstanding area of the site, SuDS have been proposed, in accordance with the SuDS hierarchy.
- 8.93 Such measures include the installation of a 174 sqm green roof and permeable paving capturing and attenuating runoff from the site, with a controlled discharge of 2.0l/s to the surface water sewer. This is considered acceptable and would be subject to condition.

Fire Safety

- 8.94 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety and states that development proposals must identify unobstructed outside spaces for fire appliances to be positioned, incorporate features to reduce risk to life, are constructed appropriately to minimum fire spread, provide means of escape, develop and evacuation strategy, and provide suitable access and equipment for firefighting.
- 8.95 A Fire Statement (CWB Fire Safety dated November 2021) has been submitted in support of the application. It confirms that the building will comply with The Building Regulations Approved Document B Volume 1: Dwellings, as having a range of passive fire safety measures including internal fire spread linings, structural elements with 60 minutes fire resistance and fire doors. Active fire safety measures include smoke detectors, emergency escape lighting, secondary power supplies for the evacuation lift and a detailed evacuation strategy.
- 8.96 The details provided are sufficient to demonstrate that the development can achieve the highest standards of fire safety and the proposal complies with Policy D12 of the London Plan (2021).

Other Matters

- 8.97 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy.

Conclusion

- 8.98 The principle of redeveloping and intensifying the residential use on the site is acceptable within this area. The design of the scheme is of an acceptable standard and appropriate in relation to residential amenity, transport and sustainability matters. Therefore, it is recommended that planning permission be **GRANTED**.

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

04/07/2022 to 15/07/2022

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

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

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

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

Ref. No. :	22/00896/HSE	Ward :	Addiscombe East
Location :	49 Parkview Road Croydon CR0 7DF	Type:	Householder Application
Proposal :	Erection of single storey rear extension.		
Date Decision:	08.07.22		

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00900/HSE
Location : 1 Harriet Gardens
Croydon
CR0 7HU
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Demolition and erection of a single storey side extension
Date Decision: 04.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01733/HSE
Location : 104 Outram Road
Croydon
CR0 6XF
Ward : **Addiscombe East**
Type: Householder Application
Proposal : Erection of single-storey rear extension following demolition of existing structure.
Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01929/FUL
Location : 195 Lower Addiscombe Road
Croydon
CR0 6RA
Ward : **Addiscombe East**
Type: Full planning permission
Proposal : Erection of rear dormer and front roof light with associated internal alterations making provision for two self contained residential units
Date Decision: 08.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02379/GPDO
Location : 1 Craven Road
Croydon
CR0 7JH
Ward : **Addiscombe East**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

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 3 metres

Date Decision: 14.07.22

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 22/02380/GPDO
Location : 16 Tenterden Road
Croydon
CR0 6NN

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

Proposal : Erection of a single-storey rear extension projecting out 5.0 metres from the rear wall of the original dwellinghouse with a height to the eaves of 2.8m and maximum overall height of 2.9m

Date Decision: 08.07.22

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 22/02749/LP
Location : 396 Lower Addiscombe Road
Croydon
CR0 7AG

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

Proposal : Erection of a rear dormer, including two rooflights to the front roofslope.

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03824/DISC
Location : 250 Morland Road
Croydon
CR0 6NF

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (refuse and cycle stores), 4 (hard and soft landscaping), 5 (rainwater harvesters) and 6 (water use target and carbon dioxide emissions reduction) of Ref: 18/01441/FUL

Date Decision: 06.07.22

Deemed Consent - discharge of condition

Level: Delegated Business Meeting

Ref. No. :	20/01399/CAT	Ward :	Addiscombe West
Location :	32B Canning Road Croydon CR0 6QD	Type:	Works to Trees in a Conservation Area
Proposal :	4 x Lime - Reduce lateral spread of 4 lime trees growing and touching neighbouring property by 2m back to main stem 1 x Apple - Reduce crown by 1m & shape, raise crown to create more upright crown.		

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	21/05981/DISC	Ward :	Addiscombe West
Location :	18 Colson Road Croydon CR0 6UA	Type:	Discharge of Conditions
Proposal :	Discharge of Condition 6 (refuse and cycle storage, hard and soft landscaping) attached to permission 21/03683/FUL for 'Erection of single storey side and rear extension and conversion of single dwellinghouse (C3) to a 7 person House in Multiple Occupation (HMO) (Sui Generis)'.		

Date Decision: 14.07.22

Approved

Level: Delegated Business Meeting

Ref. No. :	22/00828/FUL	Ward :	Addiscombe West
Location :	73 Addiscombe Road Croydon CR0 6SE	Type:	Full planning permission
Proposal :	Alterations, conversion of existing dwelling to form 1x 4 bedroom flat, 1x 3 bedroom flat, and 2x 2 bedroom flats, erection of rear dormer extension, two-storey side extension, front porch extension, part-single/two-storey rear/side extension with roof terraces, provision of additional/replacement windows, 2 rooflights in front roofslope and 1 rooflight in side roofslope and associated parking, landscaping cycle and refuse storage		

Date Decision: 14.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/01304/HSE	Ward :	Addiscombe West
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Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 85 Stretton Road
Croydon
CR0 6ET
Type: Householder Application

Proposal : Erection of rear extension and L-shape dormer conversion

Date Decision: 08.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01811/LP
Location : 19 Amberley Grove
Croydon
CR0 6ND
Ward : **Addiscombe West**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer extensions in the rear roof slope and roof lights in the front roof slope

Date Decision: 14.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02073/HSE
Location : 11 Leicester Road
Croydon
CR0 6EB
Ward : **Addiscombe West**
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 04.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02255/GPDO
Location : 246 Davidson Road
Croydon
CR0 6DF
Ward : **Addiscombe West**
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: 14.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Ref. No. : 22/00375/HSE
Location : 118 Winterbourne Road
Thornton Heath
CR7 7QW

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

Proposal : Erection of single storey rear extension

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01663/LE
Location : 235A Bensham Lane
Thornton Heath
CR7 7ET

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

Proposal : Continued use of part single/two-storey building as education institution (Use Class F1(a)) (Lawful Development Certificate for an Existing Development)

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01780/HSE
Location : 990 London Road
Thornton Heath
CR7 7PJ

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

Proposal : Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01832/HSE
Location : 7 Bert Road
Thornton Heath
CR7 7NW

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

Proposal : Loft conversion with erection of rear L-shaped dormer and insertion of rooflights to front roofslope

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02052/HSE
Location : 6 Kenley Gardens
Thornton Heath
CR7 7DD

Ward : Bensham Manor
Type: Householder Application

Proposal : Alterations, erection of outbuilding in rear garden

Date Decision: 12.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02221/LE
Location : 20 Langdale Road
Thornton Heath
CR7 7PP

Ward : Bensham Manor
Type: LDC (Existing) Use edged

Proposal : Use of the building as 4 self-contained flats

Date Decision: 06.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/02305/GPDO
Location : 26 Norman Road
Thornton Heath
CR7 7ED

Ward : Bensham Manor
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 2.8 metres and a maximum overall height of 2.8 metres

Date Decision: 14.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02432/LP
Location : 30 Totton Road
Thornton Heath
CR7 7QR

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

Proposal : Use of existing dwellinghouse (Use Class C3a) as residential home to provide care to children aged up to 17 (Use Class C3b).

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02599/LP

Ward : Bensham Manor

Location : 89 Melfort Road
Thornton Heath
CR7 7RT

Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space including erection of a hip to gable roof extension and rear dormer. Insertion of four velux windows to the front roof slope.

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02687/LP

Ward : Bensham Manor

Location : 83 Lyndhurst Road
Thornton Heath
CR7 7PZ

Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension, dormer in rear roof slope and installation of two rooflights to the front roof slope

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02721/LP

Ward : Bensham Manor

Location : 52 Brook Road
Thornton Heath
CR7 7RB

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer extensions

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02728/LP

Ward : Bensham Manor

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 69 Penshurst Road
Thornton Heath
CR7 7EF
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension.

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03757/FUL
Location : 8 Francis Road
Croydon
CR0 2RT
Ward : **Broad Green**
Type: Full planning permission

Proposal : Construction of a loft conversion with dormers in the rear roof slopes.

Date Decision: 12.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05465/DISC
Location : 26 Kidderminster Road
Croydon
CR0 2UE
Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials); 5 (trees); 6 (SuDS); and 12 (cycle storage and refuse and recycling storage), pursuant to application 20/06166/FUL for "Erection of a single storey, 1 person, 1 bedroom house with cycle & refuse storage and amenity space" approved on 26.04.2021.

Date Decision: 07.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00592/LE
Location : 2 Wellington Road
Croydon
CR0 2SH
Ward : **Broad Green**
Type: LDC (Existing) Operations
edged

Proposal : Erection of a rear roof extension (L shaped dormer)

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (existing)

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/02031/DISC **Ward : Broad Green**
Location : Morris House Type: Discharge of Conditions
2 Bensham Lane
Croydon
CR0 2RQ

Proposal : Discharge of Condition 21 (Details of security measures) 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: 08.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/02036/DISC **Ward : Broad Green**
Location : Morris House Type: Discharge of Conditions
2 Bensham Lane
Croydon
CR0 2RQ

Proposal : Discharge of Condition 5 (written scheme of investigation) 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: 08.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02665/LP **Ward : Broad Green**
Location : 53 Kidderminster Road Type: LDC (Proposed) Operations
Croydon edged
CR0 2UF

Proposal : Erection of rear dormer and installation of three rooflights to the front.

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Ref. No. :	22/02737/LP	Ward :	Broad Green
Location :	18 Montague Road Croydon CR0 3SS	Type:	LDC (Proposed) Operations edged

Proposal : Single storey side/rear (infill) extension

Date Decision: 14.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	18/05359/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	108 Auckland Road Upper Norwood London SE19 2BY	Type:	Works to Trees in a Conservation Area
Proposal :	Robinia (T1) - remove due to proximity to building foundations. Robinia (T3) - remove due to proximity to building foundations.		

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/00214/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	1 Annan Court 19 Harold Road Upper Norwood London SE19 3PQ	Type:	Works to Trees in a Conservation Area
Proposal :	Plum - fell because a limb has been fallen in the recent high winds and the roots are potentially damaging the drainage system and gas supply to the building.		

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	20/01142/CAT	Ward :	Crystal Palace And Upper
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Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : Bangalore
Bedwardine Road
Upper Norwood
London
SE19 3AY

Type: **Norwood**
Works to Trees in a
Conservation Area

Proposal : Sycamore tree - pollard to left hand back corner of back garden by approximately 40%,
and trim lower smaller offshoots from main trunk.

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/01270/CAT

Location : 16A Gatestone Road
Upper Norwood
London
SE19 3AT

Type: **Ward : Crystal Palace And Upper Norwood**
Works to Trees in a
Conservation Area

Proposal : T1 Ash tree - Crown reduce / pollard to 2m below previous pollard point removing all
regrowth.

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/02018/CAT

Location : 23A Sylvan Road
Upper Norwood
London
SE19 2RU

Type: **Ward : Crystal Palace And Upper Norwood**
Works to Trees in a
Conservation Area

Proposal : G1 - Leylandii x 2 - Fell as close to ground level as possible. (Rear Garden - Right Hand
Side)

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/00157/FUL **Ward :** **Crystal Palace And Upper Norwood**
Location : 99 Hermitage Road **Type:** Full planning permission
Upper Norwood
London
SE19 3QL
Proposal : Demolition of existing garage and erection of two-storey three bedroom attached dwelling.

Date Decision: 07.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00882/HSE **Ward :** **Crystal Palace And Upper Norwood**
Location : 10 Turkey Oak Close **Type:** Householder Application
Upper Norwood
London
SE19 3PJ
Proposal : Conversion of preexisting garage into habitable space and the installation of new fenestration throughout house.

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00889/FUL **Ward :** **Crystal Palace And Upper Norwood**
Location : Flat 3 **Type:** Full planning permission
146 Church Road
Upper Norwood
London
SE19 2NT
Proposal : Erection of a single-storey outbuilding in private rear garden to provide a home office and shed

Date Decision: 08.07.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01232/DISC Ward : **Crystal Palace And Upper Norwood**

Location : Development Site E At Garage Block Rear Of Type: Discharge of Conditions
98 - 176
College Green
Upper Norwood
London
SE19 3PN

Proposal : Details pursuant to condition 4 of planning permission 20/00006/ful Demolition of existing garage block providing 16 No. units and replace with 14 No. car parking spaces with electric vehicle charging point (EVCP) infrastructure. Including disabled bays, and active electric vehicle charge points, ambulance/carer's 'drop-off/ pick-up' point, new vehicle barrier gate and resurfacing works.

Date Decision: 06.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01596/HSE Ward : **Crystal Palace And Upper Norwood**

Location : 1 Tree View Close Type: Householder Application
Upper Norwood
London
SE19 2QT

Proposal : Ground and first floor internal alterations, garage conversion and facade alterations.

Date Decision: 12.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01607/HSE Ward : **Crystal Palace And Upper Norwood**

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

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

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

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02231/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 314 Grange Road
Upper Norwood
London
SE19 3DQ Type: Householder Application

Proposal : Erection of single storey rear extension, rear dormer, solar panels and front roof lights

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02350/PDO **Ward : Crystal Palace And Upper Norwood**

Location : 22 - 40 Sylvan Hill
Upper Norwood
London
SE19 2QD Type: Observations on permitted development

Proposal : Installation of a new base station consisting of 6no. proposed antennas, 3no. cabinets and 2no. dishes with ancillary upgrades therein.

Date Decision: 04.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/02384/LP **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 17 Grange Gardens
South Norwood
London
SE25 6DL

Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer extension

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02434/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 3 Chevening Road
Upper Norwood
London
SE19 3TE

Type: LDC (Proposed) Operations edged

Proposal : The construction of a hip to gable roof extension, with a rear dormer and a Juliet balcony, and the insertion of 3no. rooflights in the front roof slope, and the conversion of the existing garage into an office room.

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05306/FUL

Ward : **Coulsdon Town**

Location : The White House
74 Reddown Road
Coulsdon
CR5 1AL

Type: Full planning permission

Proposal : Erection of a detached outbuilding ancillary to the existing care home (retrospective).

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01658/HSE

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 12 Portnalls Rise
Coulsdon
CR5 3DA
Type: Householder Application

Proposal : Erection of a part two/single storey rear/side extension and erection of a front extension to the house and porch with associated alterations. New retaining wall in rear garden with new patio area.

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01684/HSE
Location : 1 The Ridge
Coulsdon
CR5 2AT
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 08.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01856/FUL
Location : 29 Hollymeoak Road
Coulsdon
CR5 3QA
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Demolition of the existing dwelling. Erection of two pairs of semi-detached two storey dwellings, provision of associated landscaping, parking, cycle and refuse storage.

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01947/DISC
Location : Unit C
Redlands
Coulsdon
CR5 2UH
Ward : Coulsdon Town
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge of condition 2 (cycle parking) attached to permission 21/05466/FUL dated 24.01.2022 which was a Retrospective application for a change of use from B1b & B1c to Office (Class E(g)(i)) and Storage Space (B8)

Date Decision: 06.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01952/HSE
Location : 37 The Chase
Coulsdon
CR5 2EJ

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey rear extension and internal alterations, to include upgrades to all windows and doors.

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01965/DISC
Location : 56 Bramley Avenue
Coulsdon
CR5 2DQ

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition 12 (Construction Logistics Plan attached to planning permission 20/06091/FUL: Erection of a pair of semi-detached dwellings with associated parking and landscaping.

Date Decision: 05.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01966/HSE
Location : 22 The Drive
Coulsdon
CR5 2BL

Ward : Coulsdon Town
Type: Householder Application

Proposal : Conversion of the existing garage into a habitable room and the erection of a single storey rear extension with associated alterations.

Date Decision: 12.07.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/02007/HSE
Location : 7 Crawford Crescent
Coulsdon
Croydon
CR5 3GL
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Alterations, partial garage conversion and erection of single storey rear extension.
Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02195/GPDO
Location : 12 Gidd Hill
Coulsdon
CR5 3AH
Ward : **Coulsdon Town**
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of single storey rear extension projecting out 4.6 metres with a maximum height of 3.14 metres
Date Decision: 07.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02410/LP
Location : 1 Stoney Cottages
Hollymeoak Road
Coulsdon
CR5 3QA
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged
Proposal : Erection of a hip to gable roof extension and rear dormer, including one rooflight to the front roofslope.
Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02456/TRE
Location : 1 Sir James Moody Way
Coulsdon
Croydon
CR5 3GX
Ward : **Coulsdon Town**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : T1 Oak - Reduce and reshape crown by 1.5-2 metres, crown thin by 10%, crown lift to 4 metres and remove major deadwood.
(TPO 25, 1993)

Date Decision: 08.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02606/LP
Location : 85 St Andrews Road
Coulsdon
CR5 3HG

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

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

Date Decision: 04.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02752/NMA
Location : 43 The Drive
Coulsdon
CR5 2BL

Ward : Coulsdon Town
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/04243/HSE for the erection of a single storey side/rear extension, excavation to create enlarged basement for storage and plant room purposes and a raised decking area to the rear garden.

Date Decision: 14.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00460/DISC
Location : 25A - 27 Tamworth Place
Croydon
CR0 1RL

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Approval of details relating to condition 5 (landscaping) 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.

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00511/DISC
Location : 52 Sydenham Road
Croydon
CR0 2EF

Ward : Fairfield
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 18 (Part M4(3) and M4(2)) and Condition 19 (Fire safety) if planning permission 19/04764/FUL granted 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.

Date Decision: 06.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00873/ADV
Location : 34A North End
Croydon
CR0 1UB

Ward : Fairfield
Type: Consent to display advertisements

Proposal : Erection of new shop fascia sign and projecting sign.

Date Decision: 13.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01431/PDO
Location : Communication Station
Cygnet House
12-14 Sydenham Road
Croydon
CR0 2EE

Ward : Fairfield
Type: Observations on permitted development

Proposal : Notification under the Electronic Communications Code Regulations of the intention to install Electronic Communications Apparatus at Croydon Sydenham Street, Cygnet House, 12-14 Sydenham Street.

Date Decision: 06.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. :	22/01564/LBC	Ward :	Fairfield
Location :	Electric House 3 Wellesley Road Croydon CR0 2AG	Type:	Listed Building Consent

Proposal : Revisions to internal approved layout including improved disabled access, plus addition of new handrails to front steps.

Date Decision: 06.07.22

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. :	22/01994/DISC	Ward :	Fairfield
Location :	Land Rear Of 83 Lansdowne Road Croydon CR0 2BF	Type:	Discharge of Conditions

Proposal : Details pursuant to conditions 3 (materials) , 4 (landscaping) and 9 (sustainable drainage) of planning permission 21/01616/ful granted for Construction of two storey building containing two self-contained flats

Date Decision: 06.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/01996/FUL	Ward :	Fairfield
Location :	Flat 1 43 Chatsworth Road Croydon CR0 1HF	Type:	Full planning permission

Proposal : Erection of single storey rear extension

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/02237/DISC	Ward :	Fairfield
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Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : Land Adjoining East Croydon Station, Type: Discharge of Conditions
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

Proposal : Discharge of Condition 8 (External facing materials) 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: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02429/PDO Ward : **Fairfield**
Location : O/S 54 Howley Road Type: Observations on permitted
Croydon development
CR0 1AZ

Proposal : Installation of water supply apparatus.

Date Decision: 06.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/03555/TRE Ward : **Kenley**
Location : Land Between 74 And 90 Kenley Lane And Type: Consent for works to protected
73 And 115 trees
Welcomes Road
Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Fell small saplings on the edge of the woodland by the roadside that are starting to grow into the road.
Reduce x3 overhanging limbs on x2 Ash trees that are growing over the road and into phone lines.
(TPO no. 6, 2003)

Date Decision: 06.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04358/FUL **Ward : Kenley**
Location : 98 Higher Drive **Type: Full planning permission**
Purley
CR8 2HL
Proposal : 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: 06.07.22

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

Level: Planning Committee

Ref. No. : 22/01912/HSE **Ward : Kenley**
Location : 190 Old Lodge Lane **Type: Householder Application**
Purley
CR8 4AN
Proposal : Erection of single storey rear extension

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02123/DISC **Ward : Kenley**
Location : 25 - 27 Roke Road **Type: Discharge of Conditions**
Kenley
CR8 5DZ

Proposal : Discharge of conditions 6 (drainage) and 12 (EVCPs) attached to permission 21/01912/FUL dated 30/03/22 for the 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: 08.07.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/02199/HSE
Location : 4 The Towers
Kenley
CR8 5YL

Ward : Kenley
Type: Householder Application

Proposal : Erection of rear dormer

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02300/LP
Location : 14 Little Roke Road
Kenley
CR8 5NE

Ward : Kenley
Type: LDC (Proposed) Operations
edged

Proposal : Partial replacement of the existing single storey rear extension at the rear outrigger including new roof and windows.

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02391/TRE
Location : Ashbury House
67 Kenley Lane
Kenley
CR8 5ED

Ward : Kenley
Type: Consent for works to protected
trees

Proposal : T2, Common Lime - To thin crown epicormics shoots by 40%, To remove trunk epicormics shoots to 6m high (TPO 21, 2004)

Date Decision: 08.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02591/LP
Location : 10 Lower Road
Kenley
CR8 5NB

Ward : Kenley
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Alterations including conversion of garage into a habitable room and replacing existing garage door with a window.

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01778/FUL
Location : Good Shepherd Catholic Primary School
Dunley Drive
Croydon
CR0 0RG

Ward : New Addington North
Type: Full planning permission

Proposal : Erection of canopies above existing ramps and pavings between the Infant and Junior School buildings

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02240/HSE
Location : 31 Oak Bank
Field Way
Croydon
CR0 9EB

Ward : New Addington North
Type: Householder Application

Proposal : Erection of front accessible ramp

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00620/HSE
Location : 170 Queen Elizabeth's Drive
Croydon
CR0 0HF

Ward : New Addington South
Type: Householder Application

Proposal : Erection of single storey front extension and single/two storey side/rear extensions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 15.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04100/FUL **Ward : Norbury Park**
Location : 1 Brickfield Road **Type: Full planning permission**
Thornton Heath
CR7 8DS
Proposal : Erection of single/two-storey rear/side extension to form two-storey dwellinghouse with habitable roof level, Associated amenity, cycle parking and waste storage spaces, Erection of single-storey rear extension, and dormer extension on rear of main roof slope, Installation of rooflight on front of main roof slope, and Associated alterations (Amended Drawings)

Date Decision: 08.07.22

Permission Granted

Level: Planning Committee

Ref. No. : 22/01536/LP **Ward : Norbury Park**
Location : 45 Covington Way **Type: LDC (Proposed) Operations**
Norbury **edged**
London
SW16 3SG
Proposal : Erection of hip to gable roof extension, erection of rear dormer and insertion of roof lights in front roof slope

Date Decision: 06.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01664/FUL **Ward : Norbury Park**
Location : 49 Crown Lane **Type: Full planning permission**
Norbury
London
SW16 3JE
Proposal : First Floor Front Extension to existing HMO for 8 occupants

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 04.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02049/HSE
Location : 21 Georgia Road
Thornton Heath
CR7 8DU
Ward : Norbury Park
Type: Householder Application

Proposal : Alterations, widening of existing vehicle crossover and dropped kerb

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02086/LE
Location : 48 Crescent Way
Norbury
London
SW16 3AJ
Ward : Norbury Park
Type: LDC (Existing) Use edged

Proposal : Use of the ground-floor flat as two 1-bedroom flats (existing use).

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/02191/GPDO
Location : 39 Ingram Road
Thornton Heath
CR7 8EE
Ward : Norbury Park
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 07.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02192/GPDO
Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 41 Ingram Road
Thornton Heath
CR7 8EE
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 07.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02579/LP
Location : 325 Green Lane
Norbury
London
SW16 3LU
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06301/HSE
Location : 26 Norbury Court Road
Norbury
London
SW16 4HT
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of rear outrigger dormer and terraced area.

Date Decision: 07.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02161/GPDO
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 66 Dunbar Avenue
Norbury
London
SW16 4SD
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 3 metres

Date Decision: 07.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02372/LP
Location : 155 Tylecroft Road
Norbury
London
SW16 4BJ
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension.

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02548/LP
Location : 41 Pollards Hill South
Norbury
London
SW16 4LW
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : Oakmount House
49 Selborne Road
Croydon
CR0 5JQ
Type: Discharge of Conditions

Proposal : Discharge of Condition 14 (Soil contamination) 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: 07.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/01021/HSE
Location : 126 Addiscombe Road
Croydon
CR0 5PQ
Ward : **Park Hill And Whitgift**
Type: Householder Application

Proposal : Erection of hip to gable extension and installation of skylights

Date Decision: 08.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01573/DISC
Location : Oakwood School
Coombe Road
Croydon
CR0 5RD
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions

Proposal : Details pursuant to conditions 3 (CLP), 4 (Biodiversity protection), 5 (external landscape), 6 (Bio-enhancement), of planning permission ref 21/06280/ful granted for nstallation of a Multi Use Games Area (MUGA) on the northern part of the site, creation of footpath, replacement of timber gate in existing wood fence, and erection of 1.5 metres high fence around MUGA.

Date Decision: 06.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/01935/LE
Ward : **Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 22 Fitzjames Avenue
Croydon
CR0 5DH

Type: LDC (Existing) Operations
edged

Proposal : Garage conversion including the replacement of the existing garage door with a UPVC casement window

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 21/02656/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 1 Christchurch Road
Purley
CR8 2BZ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 part 1 and 3 (FFL/Balconies/Boundary Treatments) and 12 (Construction Logistics Plan) pursuant to application reference: 19/00547/FUL dated 09.09.2019.

Demolition of single storey rear extension. Erection of 2/3 and part 4 storey side/rear extension and conversion of existing building to provide 7 apartments including associated landscaping, parking, cycle and refuse storage.

Date Decision: 07.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05053/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 150 Pampisford Road
South Croydon
CR2 6DA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials), 3 (Landscaping) and 5 (Cycle, lighting, EVCP) attached to planning permission 19/01354/FUL for Demolition of existing building: erection of one 3-storey building comprising 9 units and formation of associated vehicular access and provision of 8 off-street parking spaces, cycle storage and refuse store.

Date Decision: 07.07.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : The proposed works are to demolish the existing two-storey building and garage and redevelop the site into a 2/3 storey block of 5 x apartments (1x 1 bedroom, 3x 2 bedrooms, 1x 3 bedrooms) with associated parking and amenity space and a new vehicular access point from Grasmere Road.

Date Decision: 04.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00524/HSE

Ward : Purley Oaks And Riddlesdown

Location : 57 Mount Park Avenue
South Croydon
CR2 6DW

Type: Householder Application

Proposal : Erection of a two storey side extension with extension to existing porch roof and part two storey/single-storey rear extension.

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00681/FUL

Ward : Purley Oaks And Riddlesdown

Location : Riddlesdown Railway Station
Lower Barn Road
Purley
CR8 1HN

Type: Full planning permission

Proposal : Retrospective Planning Application for the retention of Amazon 'Click & Collect' Locker.

Date Decision: 08.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00956/DISC

Ward : Purley Oaks And Riddlesdown

Location : Valentine Court
122 Pampisford Road
Purley
CR8 2NF

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge of condition 5 (SUDS) 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: 04.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01415/HSE

Ward : Purley Oaks And Riddlesdown

Location : 21 Grisedale Gardens
Purley
CR8 1EN

Type: Householder Application

Proposal : Erection of two storey side and single storey front extension/porch.

Date Decision: 12.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01522/HSE

Ward : Purley Oaks And Riddlesdown

Location : 9 Barn Crescent
Purley
CR8 1HX

Type: Householder Application

Proposal : Erection of single storey front extension, single storey side extension and Alterations.
Demolition of garage.

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01618/HSE

Ward : Purley Oaks And Riddlesdown

Location : 23 Purley Bury Avenue
Purley
CR8 1JF

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Erection of a two-storey side extension, two-storey and part single-storey rear extension.
Alterations to the existing roof form. Erection of a new raised decking area.

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01837/HSE

**Ward : Purley Oaks And
Riddlesdown**

Location : Helston
132 High Street
Purley
CR8 2AD

Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02055/FUL

**Ward : Purley Oaks And
Riddlesdown**

Location : Penwortham Road
South Croydon
CR2 0QS

Type: Full planning permission

Proposal : Replacement of floodlight fittings situated on the existing floodlight stanchions. (Replace existing halogen lamps with LED floodlight heads on courts 1 and 2).

Date Decision: 12.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02327/LP

**Ward : Purley Oaks And
Riddlesdown**

Location : 47 Purley Park Road
Purley
CR8 2BU

Type: LDC (Proposed) Operations
edged

Proposal : Single storey rear extension

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02450/NMA

Ward : Purley Oaks And Riddlesdown

Location : 126-132 Pampisford Road
Purley
CR8 2NH

Type: Non-material amendment

Proposal : Non-material amendment (unit mix) to planning permission 20/01550/FUL for the demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associated vehicle and cycle parking, refuse store, hard and soft landscaping.

Date Decision: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02575/LP

Ward : Purley Oaks And Riddlesdown

Location : 106 Lower Barn Road
Purley
CR8 1HR

Type: LDC (Proposed) Use edged

Proposal : Change of use from Business/Financial/Professional Services (Use Class E (a), (c) (i)/(ii)) to a Cafe/Restaurant (Use Class E (b)).

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/03494/CAT

Ward : Purley And Woodcote

Location : 16 Rose Walk
Purley
CR8 3LG

Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : H1 Leylandi hedge dying fell to ground level
T1 Yew cut back lateral face by 1meter over garden
T2 Cypress crown lift to 3 meters
T3 Holly sapling fell to ground level
T4 Oak crown lift to 4 meters by removing secondary branches only and remove deadwood

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 20/00512/CAT
Location : 1 Silver Lane
Purley
CR8 3HJ
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area
Proposal : Two Silver birch trees leaning over road side and gates to fell to ground level and re-plant both trees in the same location with two silver birch (Betula Pendula) 10-12cm in girth. one positioned left hand side of gate entrance and the other positioned on the end of the other gate.

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/02449/DISC
Location : 67 Higher Drive
Purley
CR8 2HR
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Foul and Surface Water Drainage Strategy) pursuant to planning permission 20/01484/FUL for the Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces at 67 Higher Drive Purley

Date Decision: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06119/FUL
Location : 6B Woodcote Drive
Purley
CR8 3PD
Ward : **Purley And Woodcote**
Type: Full planning permission

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01184/HSE
Location : 10 Upper Woodcote Village
Purley
CR8 3HE

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

Proposal : Erection of two storey side extension and single storey rear extension with alterations

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01422/FUL
Location : Hartley Court
Hartley Down
Purley
CR8 4EA

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

Proposal : Demolition of existing dwellings and garages; erection of a detached three-storey block comprising six flats; erection of a detached three and a half storey block comprising ten flats; formation of a parking basement for fourteen cars; provision of refuse and recycling stores and secure cycle storage; provision of communal landscaped space; and formation of new access onto Hartley Down

Date Decision: 13.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01442/DISC
Location : Bowdon House
94 Foxley Lane
Purley
CR8 3NA

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

Proposal : Discharge of condition 4 (landscaping, boundary treatments and visibility splays) attached to permission 19/04462/CONR dated 11/11/19 for the variation of conditions 1 (alterations to the approved drawings), 3 (refuse storage) and 9 (M4(2) units) linked to planning application 18/03055/FUL for the demolition of existing building. Erection of a two storey building with roof accommodation comprising nine flats including the provision of car and cycle parking, refuse storage facilities, hard and soft landscaping and alterations to the highway.

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 06.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01802/HSE
Location : 10 Upper Woodcote Village
Purley
CR8 3HE

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

Proposal : Erection of single storey extension to form pool enclosure and includes alterations.

Date Decision: 14.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01919/NMA
Location : Land Adjoining 68 Beaumont Road
Purley
CR8 2EG

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

Proposal : Non-material amendment to application 19/05245/FUL dated 08.04.2020 for the erection of two storey 5 bedroom dwelling with accommodation in the roofspace, with associated parking, cycle, refuse and landscaping. The variation is to relocate one car parking space from the rear to the front of the site.

Date Decision: 05.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01927/LP
Location : 87 Aveling Close
Purley
CR8 4DX

Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/02888/LP
Location : 23 Farnet Avenue
Purley
CR8 2DN

Ward : Purley And Woodcote
Type: LDC (Proposed) Operations edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including two rooflights to the front roofslope and a window to the side of the gable.

Date Decision: 14.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/05440/TRE
Location : 307 Limsfield Road
South Croydon
CR2 9DJ

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : 1 Common Lime x 2 Crown Reduction - Reducing the height and spread of the tree by up to 3 metres
Height pre works 20m post works 17m Crown spread pre works 7m post works 5m

Date Decision: 06.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05245/LBC
Location : 14 Hook Hill
South Croydon
CR2 0LA

Ward : Sanderstead
Type: Listed Building Consent

Proposal : Retrospective listed building consent for partial demolition of a single storey non original garage extension to the rear with a new single storey side/rear extension; construction of a detached building along the northern boundary including partial excavation, internal and external alterations to the main building; hard and soft landscaping; removal of trees and hedgerow including pruning; front entrance gate and external alterations, internal and external alterations to the garage block including new rooflights and an external door at first floor level, the relocation of the outdoor swimming pool, amendments to the garden wall, removal of a drainpipe, and installation of a velux window to the rear attic elevation

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 13 Blacksmiths Hill
South Croydon
CR2 9AZ
Type: Householder Application

Proposal : Erection of a front porch and part single, part two-storey side/rear extensions.

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01294/FUL
Location : 7 Limpsfield Road
South Croydon
CR2 9LA
Ward : **Sanderstead**
Type: Full planning permission

Proposal : Change of use from dry cleaners (Class E) to hot food takeaway (Sui generis), shopfront alterations and installation of extraction flue.

Date Decision: 12.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01425/HSE
Location : 19 Mitchley Hill
South Croydon
CR2 9HF
Ward : **Sanderstead**
Type: Householder Application

Proposal : Alterations, erection of single storey front/side/rear extension including roof extensions including dormer extensions on the rear roof slope

Date Decision: 05.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01448/DISC
Location : Development Site Former Site Of 119 Purley
Oaks Road
South Croydon
CR2 0NY
Ward : **Sanderstead**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge of condition 8 (CO2 emissions) and 9 (water consumption) attached to permission 19/00732/FUL dated 13/06/19 for the demolition of existing buildings, erection of 2 pairs of semi-detached 2 storey houses with accommodation in the roof and a block of 5 flats (one 1 bedroom flat and four 2 bedroom flats), formation of vehicular access, provision of parking and landscaping.

Date Decision: 05.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01563/HSE
Location : 21 Holmwood Avenue
South Croydon
CR2 9HZ

Ward : Sanderstead
Type: Householder Application

Proposal : Retrospective application for the retention of a single storey front/side/rear extension and alteration of garage into a habitable room.

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01898/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.

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02292/GPDO
Location : 28 Orchard Road
South Croydon
CR2 9LU

Ward : Sanderstead
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 2.7 metres and a maximum overall height of 2.9 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 14.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02359/TRE
Location : Purley Downs Golf Course
Purley Downs Road
South Croydon

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : Maple Tree as identified above. Remove lower boughs to allow light to fall on newly seeded lawn area. Crown lift of less than 30%.
(TPO no. 13, 2010)

Date Decision: 08.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/02453/LP
Location : 28 Elmfield Way
South Croydon
CR2 0EE

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion to include hip-to-gable roof extensions, rear dormer and rooflights in front roofslope.

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02564/NMA
Location : 18 Rectory Park
South Croydon
CR2 9JN

Ward : Sanderstead
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/03703/FUL for the demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description).

Date Decision: 05.07.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 36 Farm Fields
South Croydon
CR2 0HL
Type: LDC (Proposed) Operations
edged

Proposal : Alterations including erection of a rear dormer, enlargement of the existing main roof and two rooflights to the front roofslope.

Date Decision: 05.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01986/CAT
Ward : **Selsdon And Addington
Village**

Location : 49 Addington Village Road
Croydon
CR0 5AS
Type: Works to Trees in a
Conservation Area

Proposal : T1 - (unknowns species - ivy covered) - Reduce the height to 5ft to allow the tree to regrow (Pls see photos).

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01724/HSE
Ward : **Selsdon And Addington
Village**

Location : 26 Crossways
South Croydon
CR2 8JL
Type: Householder Application

Proposal : Demolition of garage and conservatory. Erection of part single part two-storey rear extension, two-storey side extension and single storey front extension including alteration to porch.

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01942/NMA
Ward : **Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 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: 07.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02006/PA8
Ward : **Selsdon And Addington Village**

Location : Land At The Junction Of Kent Gate Way And Lodge Lane
Addington
Croydon
CR0 9DG
Type: Telecommunications Code System operator

Proposal : Installation of a 15-metre-high monopole supporting 6 no. antennas, 4 no. equipment cabinets at ground level and development works ancillary thereto.

Date Decision: 06.07.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01455/FUL
Ward : **Selsdon Vale And Forestdale**
Location : Forestdale Service Station
76 Selsdon Park Road
South Croydon
CR2 8JT
Type: Full planning permission

Proposal : Proposed installation of 1 no. jet wash facility to existing petrol filling station.

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02416/TRE
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 11 Kingswood Way
South Croydon
CR2 8QL
Type: Consent for works to protected trees

Proposal : Please see attached Tree Survey Schedule for works and reasons.
(TPO 19, 1972)

Date Decision: 08.07.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/04608/FUL
Location : 63 Windmill Road
Croydon
CR0 2XR
Ward : **Selhurst**
Type: Full planning permission

Proposal : Erection of single-storey rear extension and alterations to internal layout of ground floor to form single self-contained dwelling with associated amenity, cycle and refuse storage spaces, Erection of first floor extension and dormer extension on rear roofslope (following demolition of existing dormer extension), and associated alterations.

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00035/PDO
Location : Fitzroy Court
6 Whitehorse Road
Croydon
CR0 2AX
Ward : **Selhurst**
Type: Observations on permitted development

Proposal : The removal and replacement of 1No. Existing antenna with 1no. Upgraded antenna, the removal and replacement of 1No. Existing GPS unit with 1no. Upgraded GPS unit and ancillary development thereto.

Date Decision: 07.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01311/HSE
Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 44 Saxon Road
South Norwood
London
SE25 5EQ
Type: Householder Application

Proposal : Erection of a single-storey rear/side wraparound extension, and alteration to rear elevation involving replacement of window

Date Decision: 12.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02435/LP
Location : 7 Limes Road
Croydon
CR0 2HF
Ward : **Selhurst**
Type: LDC (Proposed) Operations edged

Proposal : The works comprise of the removal of a timber frame conservatory and the Construction of a Single Storey Brick Rear Extension covered by a Flat Roof. The new extension will Provide the Bedroom Access Shower Facilities for Persons with Disabilities

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01230/HSE
Location : 117 Shirley Avenue
Croydon
CR0 8SQ
Ward : **Shirley North**
Type: Householder Application

Proposal : Erection of single storey rear extension with associated works

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01880/DISC
Location : 74 Spring Park Road
Croydon
CR0 5EL
Ward : **Shirley North**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge of Condition 4 (Parking strategy, Bin and cycle storage plan) & Condition 5 (planting and landscaping plan) attached to planning permission 21/02333/FUL (Conversion of existing dwelling into two new dwellings)

Date Decision: 13.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01900/LP

Location : 8 Fairway Close
Croydon
CR0 7SH

Ward : Shirley North

Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding to the rear.

Date Decision: 14.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01924/FUL

Location : St Georges Church Church Of England
Elstan Way
Croydon
CR0 7PR

Ward : Shirley North

Type: Full planning permission

Proposal : Erection of a single storey extension with a maximum height of 4.96 metres to the northern elevation of the Church to provide a new annexe to St. George The Martyr with associated internal and external alterations.

Date Decision: 14.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/02035/LP

Location : 18 Keats Way
Croydon
CR0 7BX

Ward : Shirley North

Type: LDC (Proposed) Operations edged

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

Date Decision: 07.07.22

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 838 Wickham Road
Croydon
CR0 8ED
Type: Full planning permission

Proposal : Erection of extensions to outbuilding and replacement of outbuilding roof with new pitched roof with gable ends and dormer extensions to side roof slopes; use of the extended outbuilding as a two bedroom dwellinghouse with access from Oak Avenue (renewal of 19/01676/FUL permission).

Date Decision: 12.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01812/HSE
Location : 71 Devonshire Way
Croydon
CR0 8BW
Ward : Shirley South
Type: Householder Application

Proposal : Erection of first floor rear extension, hip to gable extension and rear box dormer with associated works

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01878/HSE
Location : 28 Sandpits Road
Croydon
CR0 5HG
Ward : Shirley South
Type: Householder Application

Proposal : Partial demolition and erection of two storey rear extension and rooflights in front roof slope

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01905/HSE
Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 19 Heathway
Croydon
CR0 8PZ
Type: Householder Application

Proposal : Demolition of existing side extension and erection of single storey rear extension and two-storey side extension, to include the extension of the existing loft space and dormer into the newly formed roof.

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01964/PA8
Location : Land On The Western Side Of Upper Shirley
Road (South Of Junction With Oaks Road),
Shirley, Croydon, CR0 5HA
Ward : Shirley South
Type: Telecommunications Code
System operator

Proposal : Installation of a 17-metre-high monopole supporting 6 no. antennas, 4 no. equipment cabinets at ground level and development works ancillary thereto

Date Decision: 05.07.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 20/00318/ADV
Location : 69 South End
Croydon
CR0 1BF
Ward : South Croydon
Type: Consent to display
advertisements

Proposal : Display of 10 non-illuminated vertical lamp post banners.

Date Decision: 05.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04484/DISC
Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : Development Site Former Site Of Type: Discharge of Conditions
3 Croham Valley Road
South Croydon
CR2 7JE

Proposal : Discharge of conditions 2 (materials and details), 4 (landscaping) and 8 (details) attached to planning permission 18/06067/FUL for Demolition of existing building (3 Ballards Farm Road). Erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping

Date Decision: 08.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04809/CONR Ward : **South Croydon**
Location : The Croft Type: Removal of Condition
3 Binfield Road
South Croydon
CR2 7HP

Proposal : SECTION 73 APPLICATION: Seeking to vary condition 2 (Drawings) attached to planning permission 20/01598/FUL seeking removal of two inset balconies and GSHP, revised forecourt design, including additional dropped kerbs and revised levels throughout the site.

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04894/DISC Ward : **South Croydon**
Location : Development Site Former Site Of Type: Discharge of Conditions
3 Croham Valley Road
South Croydon
CR2 7JE

Proposal : Discharge of conditions 6 (green roof, wall, screens) and 18 (drainage strategy) attached to planning permission 18/06067/FUL for Demolition of existing building (3 Ballards Farm Road). Erection of a five storey building (two storey fronting Ballards Farm Road with basement levels) comprising 7 flats with creation of new access off Croham Valley Road, parking areas, refuse storage and landscaping

Date Decision: 08.07.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : Flat 2
51 Selsdon Road
South Croydon
CR2 6PY
Type: Full planning permission

Proposal : Part demolition of existing rear extension and erection of larger rear extension.

Date Decision: 07.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02030/DISC
Location : 80 Croham Road
South Croydon
CR2 7HA
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Management Plan and Construction Logistics Plan) attached to planning permission for 19/05539/FUL for the construction of a two-storey building with habitable roof space to accommodate 6 flats to the front and three terraced, 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: 07.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02152/HSE
Location : 6 Croham Close
South Croydon
CR2 0DA
Ward : **South Croydon**
Type: Householder Application

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

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01359/HSE
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 53 Charnwood Road
South Norwood
London
SE25 6NT
Type: Householder Application

Proposal : Alterations, erection of single storey side in fill extension with installation of rooflights.

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02430/NMA
Location : 147 Holmesdale Road
South Norwood
London
SE25 6JJ
Ward : **South Norwood**
Type: Non-material amendment

Proposal : Non material amendment to ref. 21/06300/LP to render both outrigger dormers with cement carrier boards and white K-Rend to match existing dwelling.

Date Decision: 07.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02536/NMA
Location : 363 Holmesdale Road
South Norwood
London
SE25 6PN
Ward : **South Norwood**
Type: Non-material amendment

Proposal : Non material amendment to permission 20/00887/FUL for Change of use from care home (C2 use class) to a large house in multiple occupation (sui generis use class) for up to 10 people (cycle store location)

Date Decision: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02585/LP
Location : 51 Norhyrst Avenue
South Norwood
London
SE25 4BY
Ward : **South Norwood**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Erection of front rooflights and rear dormer window

Date Decision: 14.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02736/LP

Ward : South Norwood

Location : 15 Hambrook Road
South Norwood
London
SE25 4HL

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, including two rooflights to the front roofslope.

Date Decision: 07.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/06150/HSE

Ward : Thornton Heath

Location : 86 Camden Gardens
Thornton Heath
CR7 8AY

Type: Householder Application

Proposal : Erection of two storey side extension.

Date Decision: 15.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06237/FUL

Ward : Thornton Heath

Location : 30 High Street
Thornton Heath
CR7 8LE

Type: Full planning permission

Proposal : Installation of new shopfront and erection of shutters and awning.

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00265/HSE

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 37 Wrights Road
South Norwood
London
SE25 6RY

Type: Householder Application

Proposal : Demolition of existing conservatory. Erection of single storey rear extension. Alterations to rear access.

Date Decision: 11.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00602/HSE
Location : 285 Whitehorse Lane
South Norwood
London
SE25 6UL

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 13.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00793/HSE
Location : 3 Norbury Road
Thornton Heath
CR7 8JP

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single storey rear infill extension.

Date Decision: 06.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01055/HSE
Location : 23 Hamilton Road
Thornton Heath
CR7 8NN

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of part single/part two storey rear extension, rear dormer and front rooflight

Date Decision: 07.07.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Level: Delegated Business Meeting

Ref. No. : 22/01362/HSE
Location : 26 Buller Road
Thornton Heath
CR7 8QU

Ward : Thornton Heath
Type: Householder Application

Proposal : Conversion of loft to habitable space. Erection of L shaped dormer. Installation of two skylights to the front slope.

Date Decision: 07.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01667/FUL
Location : 37 Whitehorse Lane
South Norwood
London
SE25 6RD

Ward : Thornton Heath
Type: Full planning permission

Proposal : Loft Conversion Erection of Dormer to the rear roof, with front rooflights (Amended description).

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01969/LP
Location : 179 Ross Road
South Norwood
London
SE25 6TN

Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable roof extension, erection of dormer in the rear roof slope, installation of roof light in the front roof slope and pipe at rear

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02075/DISC

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 45 Falkland Park Avenue
South Norwood
London
SE25 6SQ
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Privacy Screening) attached to planning permission ref. 21/04887/HSE for Alterations, erection of single-storey rear extension with provision of raised terrace area and steps.

Date Decision: 06.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02093/HSE
Location : 24 Howberry Road
Thornton Heath
CR7 8HY
Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single storey rear extension and loft conversion with rear dormer, erection of roof lights to front roof slope

Date Decision: 04.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02197/LP
Location : 43 Michael Road
South Norwood
London
SE25 6RW
Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension; a hip to gable extension with dormer extension and three rooflights

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02220/LE
Location : Flat 1, Flat 2 And Flat 3, 10 Cotford Road
Thornton Heath
CR7 8RB
Ward : Thornton Heath
Type: LDC (Existing) Use edged

Proposal : Use of the building as 3 self-contained flats (existing use).

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/02254/LP
Location : 60 Zion Road
Thornton Heath
CR7 8RG

Ward : Thornton Heath
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of a rear dormer and insertion of two roof lights to front roofslope. Single storey rear and side infill extension. Replacement of monopitched roof with flat roof to existing rear projection.

Date Decision: 05.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02472/PDO
Location : O/S 13 Beulah Crescent
Thornton Heath
CR7 8JL

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Installation of three (3) telecommunications (broadband) cabinets, and Associated alterations

Date Decision: 05.07.22

Objection

Level: Delegated Business Meeting

Ref. No. : 22/02539/LP
Location : 138 Livingstone Road
Thornton Heath
CR7 8JU

Ward : Thornton Heath
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.

Date Decision: 07.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/02566/LP

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 40 Windsor Road
Thornton Heath
CR7 8HE
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space. Erection of rear dormer. Insertion of two rooflights to front roof slope.

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02673/LP
Location : 15 Norbury Avenue
Thornton Heath
CR7 8AH
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02747/LP
Location : 49 Falkland Park Avenue
South Norwood
London
SE25 6SQ
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and rear dormer, including three rooflights to the front elevation.

Date Decision: 08.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/03723/CAT
Location : 5 The Waldrons
Croydon
CR0 4HB
Ward : **Waddon**
Type: Works to Trees in a
Conservation Area

Proposal : All works as per Appendix 3: Tree work Schedule. Please see attached tree survey.

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Date Decision: 06.07.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01272/HSE
Location : 115 Stafford Road
Croydon
CR0 4NN

Ward : Waddon
Type: Householder Application

Proposal : Construction hip to gable roof roof extension; dormer extension in rear roofsope and installation of rooflight in front roofslope.

Date Decision: 05.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01527/ADV
Location : Unit 1, 3 Trojan Way
Croydon
CR0 4XL

Ward : Waddon
Type: Consent to display advertisements

Proposal : Installation of two internally illuminated replacement fascias

Date Decision: 08.07.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01955/FUL
Location : 65 Waddon Road
Croydon
CR0 4LH

Ward : Waddon
Type: Full planning permission

Proposal : Alterations to include installation of a new side window to the basement and erection of first floor rear extension. (Amended Description)

Date Decision: 04.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01980/LP

Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 17 Brafferton Road
Croydon
CR0 1AD
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of rear L-shaped dormer and alterations to rooflights

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02087/DISC
Location : 6 Trojan Way
Croydon
CR0 4XL
Ward : **Waddon**
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Travel Plan) attached to planning permission for 19/06007/FUL for change of use of existing building from retail (Use Class A1) to storage and distribution (Use Class B8), partial demolition of existing foyer, erection of canopy, amendments to car park layout, installation of floodlighting and other associated works

Date Decision: 07.07.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/02523/PDO
Location : O/S 317 Purley Way
Croydon
CR0 4NU
Ward : **Waddon**
Type: Observations on permitted
development

Proposal : INSTALLATION OF WATER SUPPLY APPARATUS O/S 330 Purley Way

Date Decision: 06.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/05784/FUL
Location : 130 - 132 Portland Road
South Norwood
London
SE25 4PT
Ward : **Woodside**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Erection of a two-storey extension to create 2 x two-bedroom flats and internal alterations to the first floor to the existing 2 x one-bedroom flats; associated landscaping, refuse and cycle storage to front and rear.

Date Decision: 05.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00209/PDO
Location : Communication Station Land At Croydon
Sports Arena
Albert Road
South Norwood
London
SE25 4QL

Ward : Woodside
Type: Observations on permitted development

Proposal : Proposed upgrade to the existing telecommunications tower

Date Decision: 07.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/00470/FUL
Location : Portland Medical Centre
184 Portland Road
South Norwood
London
SE25 4QB

Ward : Woodside
Type: Full planning permission

Proposal : Reconfiguration of existing building to provide enhanced clinical rooms and patient waiting areas. Erection of additional floor comprising enhanced patient and staff areas and 3 self contained residential flats with associated alterations.

Date Decision: 05.07.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00540/DISC
Location : Former Site Of Queens Arms
40 Portland Road
South Norwood
London

Ward : Woodside
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge Condition 3 (Materials) 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: 14.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01012/DISC

Ward : Woodside

Location : The Beehive
47 Woodside Green
South Norwood
London
SE25 5HQ

Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (materials), 4 (hard and soft landscaping), 5 (cycle storage, external lighting, plant and EVCPs) and 8 (ecology) attached to permission 20/03382/FUL for 'Alterations, including alterations to frontage, change of use from Use Class A4 (Drinking Establishment) to Class E(a) (Shop), erection of a single storey side extension, demolition of the existing conservatory and partial demolition of the single storey wing to the rear of the building (north east), provision of associated rear car parking with vehicle access from Woodside Green, formation of new vehicle access / vehicle crossover to Woodside Green, provision of associated refuse storage and cycle storage, and provision of associated works.'

Date Decision: 07.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01401/DISC

Ward : Woodside

Location : Development Site Former Site Of Queens
Arms
40 Portland Road
South Norwood
London

Type: Discharge of Conditions

Proposal : Discharge Condition 4 (Landscaping) 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: 14.07.22

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 17 Woodside Road
South Norwood
London
SE25 5DP
Type: LDC (Existing) Use edged

Proposal : Use of 17 Woodside Road as 6 self-contained studio dwellings

Date Decision: 06.07.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/02807/LP
Location : 57 Goodhew Road
Croydon
CR0 6QZ
Ward : **Woodside**
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension and rear dormer, including two rooflights to the front roofslope.

Date Decision: 15.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04520/FUL
Location : 1023 London Road
Thornton Heath
CR7 6JF
Ward : **West Thornton**
Type: Full planning permission

Proposal : Erection of single-storey building in rear yard to provide ancillary space for existing cake shop (Use Class E), Associated alterations, and Erection of 3.6m high canopy to form covered path to existing building

Date Decision: 05.07.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05322/CONR
Location : 770A London Road
Thornton Heath
CR7 6JB
Ward : **West Thornton**
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Location : 304 Brigstock Road
Thornton Heath
CR7 7JE
Type: Householder Application

Proposal : Erection of single storey rear extension with associated works

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01918/HSE
Location : 30 Boston Road
Croydon
CR0 3ED
Ward : **West Thornton**
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 06.07.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02080/DISC
Location : Clermont House
280 Thornton Road
Croydon
CR0 3FN
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge Condition 2 (Contaminated Land) attached to planning permission ref. 18/03278/FUL for 'Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping'

Date Decision: 14.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/02156/DISC
Location : The Wheatsheaf
757 - 759 London Road
Thornton Heath
CR7 6AW
Ward : **West Thornton**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Discharge of condition 8 (Site investigation) of 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: 07.07.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/02250/GPDO
Location : 10 Cheltenham Villas
Stanley Road
Croydon
CR0 3QA

Ward : West Thornton
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: 14.07.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/02407/LP
Location : 28 Weybridge Road
Thornton Heath
CR7 7LN

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

Proposal : Erection of rear dormer extension and installation of 2 rooflights in front roofslope.

Date Decision: 07.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02423/GPDO
Location : 1 Curzon Road
Thornton Heath
CR7 6BR

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 3.71 metres.

Date Decision: 08.07.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/02469/LP
Location : 81 Boston Road
Croydon
CR0 3EJ

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

Proposal : Erection of L-shaped rear dormer and provision of 2 rooflights in front roofslope

Date Decision: 06.07.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02525/DISC
Location : Clermont House
280 Thornton Road
Croydon
CR0 3FN

Ward : West Thornton
Type: Discharge of Conditions

Proposal : Discharge Condition 11 (Carbon Dioxide Emissions) attached to planning permission ref. 18/03278/FUL for 'Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping'

Date Decision: 06.07.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/04348/AUT
Location : Crystal Palace Park Thicket Road Penge
London

Ward : Out Of Borough
Type: Consultation from Adjoining Authority

Decisions (Ward Order) since last Planning Control Meeting as at: 20th July 2022

Proposal : Outline application with all matters reserved except highways access for comprehensive phased regeneration of Crystal Palace Park. This will include: conservation and repair of heritage assets; removal of existing hard surfaces; alterations to ground levels and tree removal; landscaping including planting of new trees; demolition of existing buildings and structures; creation of new pedestrian paths/vehicular access roads / car, coach and cycle parking; changes of use including part of the caravan site to part public open space and part residential; erection of new buildings and structures comprising: up to 2300sqm for a cultural venue (Use Class D2), up to 530sqm of park maintenance facilities (Sui Generis) including the dismantling and reconstruction of existing maintenance depot; up to 150sqm information centre (Use Class D1); up to 670sqm for a community centre (Use Class D1); up to 3779sqm of educational institution at the Capel Manor College Farm Site (Use Class D1) of which 3399sqm comprises educational buildings and 380sqm comprises ancillary shelters/ outbuildings; and up to 16,352 sqm of residential (Use Class C3) accommodation to provide up to 210 residential dwellings, together with associated and ancillary works including utilities and surface water drainage, plant and equipment. Full planning permission is sought for alteration to highways access at Anerley Hill Gate entrance, Penge Gate car park, Old Cople Lane (Rockhills Gate), Sydenham Gate car park and the creation of three additional accesses for the residential development at Rockhills and Sydenham Villas. (amended description)

Date Decision: 06.07.22

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 21/01265/AUT
Location : Land Off Oxted Road (A25), Oxted
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Consultation from Tandridge District Council (reference 2021/258); erection of crematorium facility with associated memorial areas, landscaping, parking and infrastructure.

Date Decision: 07.07.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/02382/AUT
Location : 231 Woodcote Road
Wallington
CR8 3PB
Ward : **Out Of Borough**
Type: Consultation from Adjoining Authority

Proposal : Demolition of garage and erection of a detached two storey dwelling with parking to the front. Removal of side bay window and erection of a single storey rear extension to the existing house (Consultation from London Borough of Sutton - Reference DM2022/00144).

Date Decision: 05.07.22

No Objection

Level: Delegated Business Meeting