

Planning Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Leila Ben-Hassel (Vice-Chair)
Councillors Ian Parker (Deputy Chair), Sean Fitzsimons, Clive Fraser,
Mark Johnson, Humayun Kabir, Lee, Ellily Ponnuthurai and Ramsey

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

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 16 June 2022 at 6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

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

Tariq Aniemeka-Bailey
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www.croydon.gov.uk/meetings
Wednesday, 8 June 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 - 10)

To approve the minutes of the meeting held on Thursday 28 April 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 11 - 12)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 13 - 16)

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

6.1 21/06097/FUL - 1A Meadow Rise, Coulsdon, CR5 2EH
(Pages 17 - 46)

Erection of part two/four-storey building to provide nine (9) self-contained flats (following demolition of existing dwellinghouse and outbuilding), associated amenity, cycle storage, vehicle parking and waste storage spaces, and Alterations including formation of vehicle crossover and landscaping (following removal of existing crossover).

Ward: Coulsdon Town

Recommendation: Grant permission

6.2 21/01298/FUL - 62 The Ridge Way, South Croydon, CR2 0LF
(Pages 47 - 76)

Demolition of the existing dwelling and creation of 9 new family sized dwellings, 5no. houses and 4no.maisonettes with associated parking, landscaping and children's play area.

Ward: Sanderstead

Recommendation: Grant permission

6.3 21/06318/FUL - Braeside and Tree Tops, Firs Road, Kenley, CR8 5LD (Pages 77 - 100)

Demolition of two existing bungalows (Use Class C3) and the erection of four 2-storey plus roof level buildings comprising of 8 self-contained dwelling houses (Use Class C3) and associated landscaping, car and cycle parking and refuse storage.

Ward: Kenley

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 101 - 344)

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

Attached is a list of Delegated and Planning Committee/Sub Committee decisions taken between 18 April 2022 and 3 June 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 was held on Thursday, 28 April 2022 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

MINUTES

Present: Councillor Chris Clark (Chair);

Councillors Jamie Audsley, Richard Chatterjee (in place of Ian Parker), Clive Fraser, Humayun Kabir, Bernadette Khan (in place of Cllr Joy Prince), Toni Letts (in place of Leila Ben-Hassel), Michael Neal (in place of Lynne Hale) and Gareth Streeter

Also

Present: Councillors Maria Gatland, Lynne Hale and Tim Pollard,

PART A

23/22 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 7 April 2022 be signed as a correct record.

24/22 **Disclosure of Interest**

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

25/22 **Urgent Business (if any)**

There was none.

26/22 **Development presentations**

There were none.

27/22 **Planning applications for decision**

28/22 **21/01208/FUL - 34A, 34B and Rear of 34 Arkwright Road South Croydon CR2 0LL**

Demolition of 2 dwellings and erection of a 3/4 storey building comprising 19 flats with associated car parking, cycle and refuse storage and landscaping. Alterations to existing vehicular access/road.

Ward: Sanderstead

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

Ms Patroulla Lorke spoke against the application.

Mr Martyn Avery spoke in support of the application.

The Ward Member Councillor Tim Pollard addressed the committee with his view on the application.

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

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

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

Councillor Streeter proposed the motion to refuse the application based on overdevelopment and impact on character of the area due to the height, mass and density of the development. This was seconded by Councillor Fraser.

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

The Committee **RESOLVED** to **REFUSE** the application for the development at 34A, 34B and Rear of 34 Arkwright Road South Croydon.

29/22 **21/03703/FUL - 18 Rectory Park, South Croydon CR2 9JN**

Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping (amended description).

Ward: Sanderstead

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

Mr Michael Norman spoke in objection to the application.

Mr James Caldwell spoke in support to the application.

The Ward Member Councillor Lynne Hale addressed the committee with her view on the application.

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

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

The motion to grant the application was taken to a vote and carried with six Members voting in favour and three Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 18 Rectory Park, South Croydon.

30/22 **20/02863/FUL - 270 Selsdon Road, South Croydon, CR2 7AA**

Demolition of the existing dwelling and erection of a 2/3/4 storey building comprising 9 units. Provision of associated parking, landscaping, amenity space, refuse and cycle storage.

Ward: South Croydon

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

Mrs Sara Santosh Expedith spoke in objection to the application.

Mr Olly Bray spoke in support to the application.

The Ward Member Councillor Maria Gatland addressed the committee with her view on the application.

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

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

The motion to grant the application was taken to a vote and carried with six Members voting in favour and three Members voting against.

The Committee **RESOLVED** to **GRANT** the application for the development at 270 Selsdon Road, South Croydon.

31/22 **Items referred by Planning Sub-Committee**

There were none.

32/22 **Other planning matters**

There were none.

33/22 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8:44pm

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.

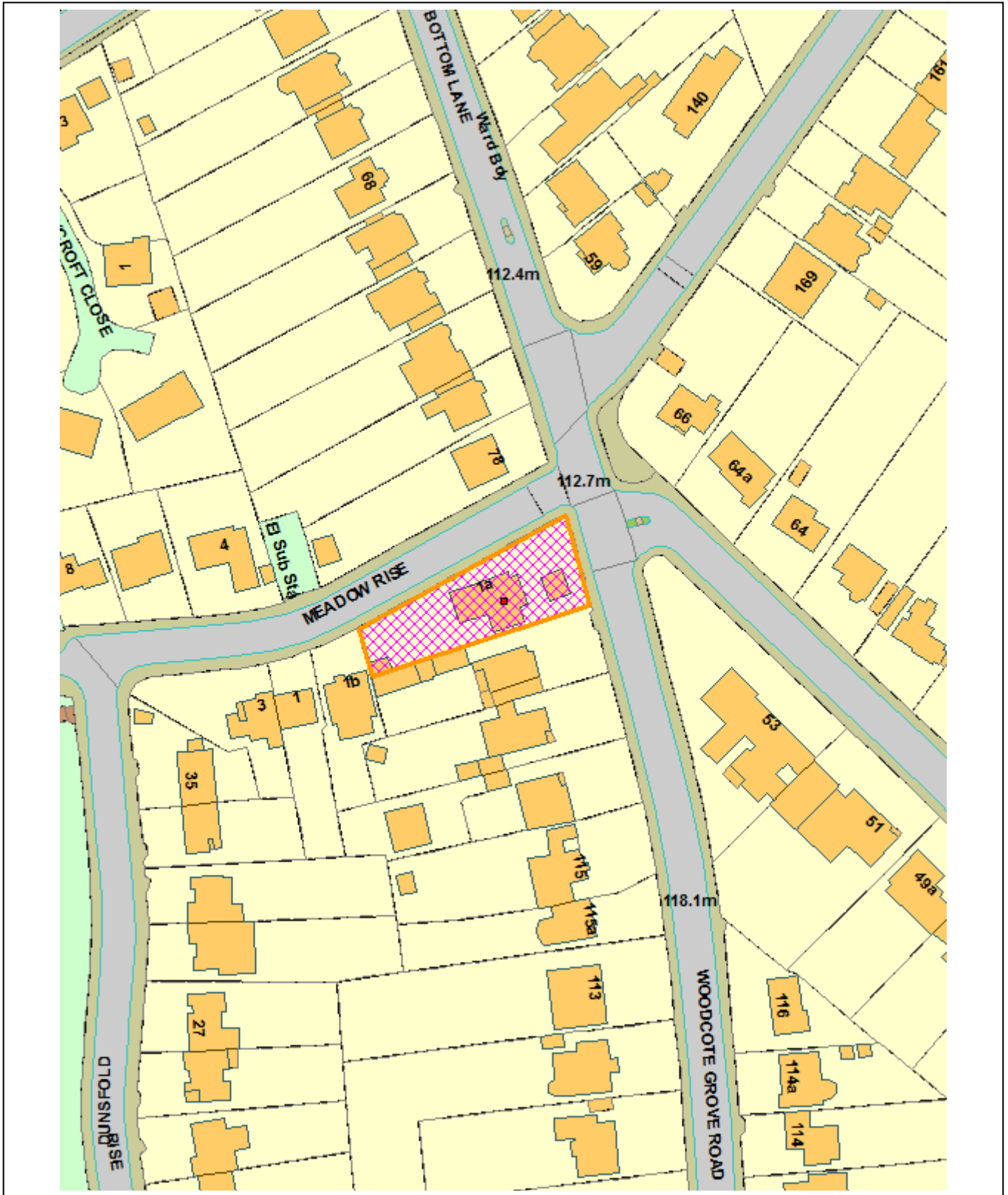
8. BACKGROUND DOCUMENTS

- 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:** 21/06097/FUL
- Location:** 1A Meadow Rise | Coulsdon | CR5 2EH
- Ward:** Coulsdon Town
- Description:** Erection of part two/four-storey building to provide nine (9) self-contained flats (following demolition of existing dwellinghouse and outbuilding), Associated amenity, cycle storage, vehicle parking and waste storage spaces, and Alterations including formation of vehicle crossover and landscaping (following removal of existing crossover).
- Drawings:** 20.047.001 -- Site Location Plan; 20.047.002 -- Existing Street Scene Elevations; 20.047.003 -- Existing Site Plan; 20.047.004 -- Existing Elevations and Floor Plans; 20.047.101P -- Revision P of Proposed Site Plan; 20.047.102E -- Revision E of Proposed Site Levels Plan; 20.047.103D -- Revision D of Proposed Sections AA and BB; 20.047.110K -- Revision K of Proposed Ground Floor Plan; 20.047.111H -- Revision H of Proposed First Floor Plan; 20.047.112H -- Revision H of Proposed Lower Loft Level Plan; 20.047.113G -- Revision G of Proposed Upper Loft Level Plan; 20.047.114C -- Revision C of Proposed Roof Plan; 20.047.115A - - Revision A of Proposed Upper Loft Level Plan (With Ceiling Heights); 20.047.120E -- Revision E of Proposed Front (North) Elevation; 20.047.121F -- Revision F of Proposed Side (East and West) Elevations; 20.047.122F -- Revision F of Proposed Rear (South) Elevation; 20.047.123E -- Revision E of Proposed Street Scene Elevations; 20.047.130B -- Revision B of Proposed Storage Enclosures; 20.047.140D -- Revision D of Proposed Landscaping Plan; 20.047.141A -- Revision A of Proposed Planting Plan; and 20.047.142A -- Revision A of Proposed Boundaries Plan.
- Statements:** Arboricultural Impact Assessment (ref. 2010/63/AIA Rev. A) -- Prepared by Oakwood Tree Consultants (27.07.21); Arboricultural Impact Assessment Plan (ref. 2010/63/AIA Rev. A); Covering Letter (ref. 10455623) -- Prepared by HTA (08.12.21); Design and Access Statement -- Prepared by Harp & Harp (May 2022); Energy Statement -- Prepared by Base Energy (19.05.21); Flood Risk Assessment Rev. 1 -- Prepared by Base Energy (23.11.21); Planning Fire Safety Statement (ref. NPA-MRC-HTA-P-Planning Fire Safety Statement-220531) -- Prepared by HTA (May 2022); Planning Statement -- Prepared by HTA (02.12.21); Transport Statement (ref. 5722/TS02 Rev. A) -- Prepared by RGP (18.11.21); and Tree Survey and Constraints Plan (ref. 2010/63/TCP Rev. A).
- Agent:** Arjun Singh of HTA Design LLP
- Applicant:** Joe Garner of New Place Associates

Case Officer: Demetri Prevatt

Type of Dwelling Units						
	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five or More Bedrooms	Totals
Existing	0	0	1	0	0	1
Proposed	3	2	4	0	0	9

Number of Vehicle Parking Spaces	Number of Cycle Parking Spaces
Six (6)	Twenty-One (21)

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

- Referral from Ward Councillor (Cllr. Mario Creatura); and
- 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; and
- Limitation of access to the school road resident access scheme to the future occupants of the six (6) flats that are assigned an off-street parking space.

2.2 That the Director of Planning & Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.

2.3 That the Director of Planning & 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 a Construction Environmental Management Plan for Biodiversity.

5. Submission and approval of details of a Tree Method Statement and Tree Protection Plan.

Pre-Commencement of Above Ground Work Conditions

6. Submission and approval of details of a Sustainable Urban Drainage System.
7. Submission of detailed drawings of the retaining walls.

Pre-Commencement of Visible Superstructure Conditions

8. Submission and approval of details of the materials specifications including facing materials, joinery and openings.
9. Submission and approval of details of Enhanced Sound Insulation.
10. Submission and approval of details on the solar panel array.

Pre-Occupation Conditions

11. Submission and approval of details of on Electric Vehicle Charging Points.
12. Submission and approval of details of a Waste Management Plan.
13. Submission and approval of details on cycle storage.
14. Submission and approval of details on accessible off-street vehicle parking and accessible routes through the site.
15. Submission and approval of further details on the Landscaping Strategy including a Biodiversity Enhancement Strategy, Tree Planting Plan, landscaping management plan, and details on: boundary treatment design (incl. visibility splays); arrangement of communal amenity space; play space arrangement equipment, and materials/plantings for hard/soft landscaping.
16. Submission and approval of details on lighting.

Compliance Conditions

17. Use restriction to residential (Use Class C3).
18. Implementation of cycle storage as shown on plans prior to occupation.
19. Provision and maintenance of off-street vehicle parking spaces.
20. Provision of accessible and adaptable dwellings, including a lift.
21. Compliance with dwelling emissions rate and water efficiency standard.
22. Installation and maintenance of anti-vibration measures.
23. Provision and maintenance of obscured-glazed and partially non-opening windows in the rear elevation as illustrated on the proposed floor plans.
24. Provision of ultra-low NOx boilers.
25. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

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



Proposal

- 3.1 The application seeks Planning Permission for the redevelopment of the site involving the:
- Demolition of the existing chalet-style detached dwellinghouse (Use Class C3) and single-storey detached garage;
 - Erection of a part two/four-storey building with double-storey roof to provide nine (9) self-contained flats (Use Class C3);
 - Associated amenity, cycle storage, vehicle parking and waste storage spaces; and
 - Alterations including formation of vehicle crossover and landscaping (following removal of existing crossover).
- 3.2 According to the proposed plans listed in Section 1.0, the block of flats proposed would rise 12.5m above its 271.9sqm floorplate to a main central ridgeline. It would have a design inspired by the traditional Arts & Craft architecture characteristic of the local area. However, the traditional vernacular will have a

moderate level of contemporary reinterpretation. In particular, the predominant finish to be applied to the building would be white brickwork rather than white rendering. This brickwork would be contrasted by the use of red brickwork at the building's base, creasing tiles and patterned tiling to its front entrance, pearl beige aluminium-framed for its openings, and red clay tiles on its roofslopes.

- 3.3 The block of flats proposed would provide two (2) three-bedroom, five-person flats (Units 1 and 2) at the ground floor level. At the first floor level, it would provide one (1) one-person, two-person flat (Unit 3), one (1) two-bedroom, three-person flat (Unit 4), and one (1) three-bedroom, four-person flat (Unit 5). While three (3) flats would also be provided at the lower loft level, there would be one (1) two-bedroom, three-person flat (Unit 7), and two (2) one-bedroom, two-person flats (Unit 6 and 8). The single flat to be provided at the upper loft level would be a three-bedroom, five-person flat (Unit 9). The gross internal area (GIA) of each flat is detailed in Table 3.0.

Flat	Floorspace Provided	Floorspace Required	Number of Bedrooms	Type of Bedrooms	Occupancy
Unit 1	93.9sqm	86.0sqm	3	2 Doubles & 1 Single	5
Unit 2	89.2sqm	86.0sqm	3	2 Doubles & 1 Single	5
Unit 3	120.6sqm	50.0sqm	1	1 Double	2
Unit 4	61.8sqm	61.0sqm	2	1 Double & 1 Single	3
Unit 5	74.4sqm	74.0sqm	3	1 Double & 2 Singles	4
Unit 6	50.0sqm	50.0sqm	1	1 Double	2
Unit 7	61.8sqm	61.0sqm	2	1 Double & 1 Single	3
Unit 8	59.6sqm	50.0sqm	1	1 Double	2
Unit 9	99.0sqm	86.0sqm	3	2 Doubles & 1 Single	5

Table 3.0: Details of dwellings to be provided.

- 3.4 Entry to the building would be provided via a communal front entrance, which would have level-access to the footpath along Meadow Rise and a sloping footpath to an off-street car park proposed to the eastern side of the building. A communal amenity space including children's play equipment would be provided to the western flank of the proposed building. Similarly, communal bin and cycle stores would be provided to the side of this amenity space.
- 3.5 In addition to the communal side garden mentioned above, each flat would be provided with its own private amenity spaces. These spaces would be provided via balconies, patios or roof terraces no less than 5.7sqm in area.
- 3.6 According to the Arboricultural Impact Assessment (ref. 2010/63/AIA Rev. A) and Arboricultural Impact Assessment Plan (ref. 2010/63/AIA Rev. A), the proposal would involve the felling of a single apple tree (T11), one (1) complete group of trees (G10), and part of one (1) group of trees (G12). However, all of the trees to be removed were classified as being in poor condition (Category U) according to the Arboricultural Impact Assessment. The loss of these existing trees would be

off-set by the proposed planting of a tree to the front of the proposed car park and multiple trees in and around the communal amenity space.

- 3.7 The proposed alterations would also involve the relocation of the existing crossover further away from the Meadow Rise's junction with Woodcote Grove Road and associated reinstatement of the kerbs and pavement along Meadow Rise.

Note: *The subject application is an amended form of a previous proposal for the application site for which an application (ref. 21/02692/FUL) was refused Planning Permission (as it 'would not be in keeping with the character of the area, would have a detrimental impact on the street scene and would have a detrimental impact on neighbouring properties, by reason of its height and massing'). While the design of the block of flats proposed has been notably revised, the design and provision of most of the associated amenities (i.e. cycle storage, landscaping, vehicle parking, and waste storage) is essentially the same and these elements were considered acceptable in the determination of planning application 21/02692/FUL.*

Site and Surroundings



- 3.8 The application site of 1A Meadow Rise is located in Coulsdon on an 834.2sqm corner plot created by the junction of Meadow Rise and Woodcote Grove Road. It contains a single-storey dwellinghouse with a habitable roof level (Use Class C3) that is centred on the site, as well as, a single-storey detached garage located in the side yard to the east of the dwelling and accessed via a crossover to Meadow Rise.
- 3.9 Although the dwellinghouse has the appearance of a chalet-stye bungalow, it makes little contribution to the local street scenes as it is highly screened from public view by single rows of mature pine trees (G12) along both the main and

return frontages. In contrast, the large detached and semi-detached houses in the surrounding area are highly visible buildings designed in an Arts & Craft Style. However, both the host and neighbouring properties benefit from street trees and generous front gardens, many of which have been fully paved.

- 3.10 The host property is within walking distance to multiple local bus stops. However, local bus services are not high frequency, and the closest rail station is not within walking distance. As such, the property has a 'very poor' PTAL Rating of 1B. In contrast, the site is easily accessible via private vehicle and benefits from off-street parking. While there is a school road resident access scheme along Meadow Rise, there are no local parking restrictions such as a Controlled Parking Zone (CPZ).
- 3.11 In regard to other relevant planning constraints, the application site is located within a Critical Drainage Area and planning permission is required for the formation of vehicle crossovers. However, the host property is neither located within a Conservation Area, subject to a relevant Article 4 Direction, nor the site of a Listed Building.

Planning History

- 3.12 21/02692/FUL -- Demolition of the existing house and erection of 4-storey buildings, comprising of 9 residential flats with associated car parking spaces, communal amenity space, cycle parking spaces, refuse / recycle facilities and landscaping. -- Refused on 09.11.2021. The reason for refusal was listed as:
- i. The proposed 4 storey block of 9 flats, would not be in keeping with the character of the area, would have a detrimental impact on the street scene and would have a detrimental impact on neighbouring properties, by reason of its height and massing, contrary to policies SP4 and DM10 of the Croydon Local Plan 2018 and policy D3 of the London Plan 2021.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of development of the site for additional homes (including family sized homes), is acceptable as it would be a sensitive redevelopment to provide homes where there is an identified housing need and provides an important contribution to meeting the Council's small sites housing target.
- The dwellings to be provided would include much needed family-sized homes designed to a high standard incorporating high quality spaces both internally and externally.
- The design of the proposed block of flats is sympathetic to the character and appearance of the local area, in particular it is reflective of the 'arts and craft' style dwellings found nearby, and would result in a building that would be a positive addition to the local street scenes.

- The proposed landscaping and tree planting plans would provide open green spaces that would be usable and also enhance the local rear garden setting.
- The provision of cycle storage facilities and off-street parking in combination with the proximity to public transport services would ensure the proposed development would have an acceptable impact on the local transport network.

5.0 CONSULTATIONS

5.1 None.

6.0 LOCAL REPRESENTATION

- 6.1 Twenty-seven (27) neighbouring properties were notified of the application and invited to comment. One-hundred and thirty-one (131) representations were received not including an objection from local Ward Councillor Mario Creature, who also requested that the application be called into committee due to his concern that the proposal's size, height, elevation and massing being inappropriate for the area.
- 6.2 All of the representations received were made in objection to the proposal. The concerns raised in the objections are summarised in Table 6.0. The table also contains the Case Officer's response to the objections.

Objection	Officer's Response
Principle of Development	
The local area is saturated with flats. Furthermore, the London Plan (2021) reduced its housing target prior to its adoption.	Acknowledged and addressed in paragraphs 8.2 through 8.6. Furthermore, a reduction in housing targets does not constitute their elimination and the housing targets in the London Plan are higher than those set out in the Croydon Local Plan 2018
Density	
The increase in the number of dwellings constitutes an overdevelopment that would strain soft and hard infrastructure.	Acknowledged and addressed in paragraphs 8.7 through 8.9.
The cumulative impacts of allowing intensification proposals on the application and nearby properties would be excessive and unsustainable.	The carrying capacity of the application site and surrounding area is acknowledged and addressed in paragraphs 8.7 through 8.9. Similar assessments for intensification proposals on neighbouring sites would

	be completed prior to Planning Permission being granted. As such, cumulative impacts within the entire area are taken into consideration.
Impact on Character & Appearance	
The proposal's introduction of flats would be out of keeping with the character of the single-family area.	Acknowledged and addressed in paragraphs 8.13 through 8.17.
The appearance of the development (e.g. contemporary-style, materials, height and openings) would be incongruous with the appearances of neighbouring buildings that define the character of the street scene.	Acknowledged and addressed in paragraphs 8.14 through 8.19.
The development would constitute an overdevelopment of the host properties that would appear overbearing, excessive and out of keeping with the character, form and scale the quiet, leafy street and suburban street/area.	Acknowledged and addressed in paragraphs 8.20 through 8.25.
Impact on Local Amenity	
The increase in the number of units and inhabitants would result in an increase in activity and noise that would constitute an undue nuisance.	Acknowledged and addressed in paragraph 8.32.
The design and scale of the proposed building would appear overbearing and result in undue losses of light, outlook, and privacy.	Acknowledged and addressed in paragraphs 8.26 through 8.31.
The intensification of the existing residential use would generate additional waste and resulting odours.	Addressed in paragraph 8.55.
The construction of the proposed development would generate dust, noise and pollution.	Building works to complete development must take place in accordance with the Council's requirements for construction that have been designed to fairly manage noise and disturbance during building works. In addition, a condition has been proposed requiring a Construction Management Plan and Construction Logistics Plan to manage these impacts.

Quality of Accommodation	
The proposal is an overdevelopment that would result in overcrowding.	Addressed in paragraphs 8.34 through 8.33.
The proposed development would not be accessible for all.	Addressed in paragraphs 8.35 and 8.47.
Future occupants would not be provided with enough communal amenity space (incl. play space), which would not be sufficiently accessible.	Addressed in paragraphs 8.36 through 8.38.
The flats proposed next to communal spaces would be overlooked and lack privacy.	Acknowledged and addressed in paragraph 8.34
Impact on Local Transport	
The increase in the number of units and inhabitants would result in an unmanageable and unsustainable increase in traffic and on-street parking strain. Additionally, it would be detrimental to pedestrian/highway safety.	Acknowledged and addressed in paragraphs 8.44 through 8.51.
Impact on Natural Environment	
The loss of natural habitats, permeable surface area, trees and vegetation would be detrimental to nature.	Acknowledged and addressed in paragraphs 8.39 and 8.43.
Accuracy of Application	
The Parking Survey submitted with the application does not align with local experiences.	The parking survey completed was done so in light with best practices and, therefore, considered accurate.
Errors in the Design and Access Statement could mislead readers about the local context.	The documents and drawings submitted with the application provide enough details to assist with a thorough and robust assessment of the proposed development in regard to material planning considerations.
Non-Material Considerations	
The host properties are subject to restrictive covenants that prohibit development of the types proposed.	Restrictive covenants are matters pertaining to Property Law rather than Planning Legislation. Therefore, they do not constitute a material planning consideration in the assessment of this planning application.

Table 6.0: Issues material to the determination of the application raised in public objections.

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 T2	Healthy Streets
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 DM18	Heritage Assets and Conservation
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 DM37	Coulsdon
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

Borough Character Appraisal (LBC - 2015)

Housing SPG (GLA - 2015)

Suburban Design Guide SPD (LBC - 2019) Note: Mayor Perry's intention is to revoke this guidance, but the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as this scheme.

Technical Housing Standards - Nationally Described Space Standard (2015)

Waste and Recycling in Planning Policy Document (LBC, 2015, As Amended)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of Development;
- Density;
- Architectural and Environmental Design;
- Local Amenity;
- Quality of Accommodation;
- Amenity Space;

- Urban Greening;
- Local Transport;
- Environmental Sustainability;
- Waste Management; and
- Fire Safety.

Principle of Development

- 8.2 In order to create a housing market that works better for all Londoners, the London Plan (2021) states that the planning and development system must ensure that more homes are delivered (Policy GG4). The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H3 seeks to significantly increase the contribution of small sites to meeting London's housing needs. The London Plan (2021) also states that London Boroughs should proactively support well-designed new homes on small sites (below 0.25 hectares in size) through planning decisions in order to significantly increase the contribution of small sites to both meeting London's housing needs and diversify the sources, locations, type and mix of housing supply (Policy H2). 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.
- 8.3 In regard to "well-designed new homes", the London Plan (2021) and Croydon Local Plan (2018) note that development seeking to optimise local housing output is expected to have a high-quality design that addresses and respects the character of the local area; local need for family-sized housing; capacity of the local transport network; and the level of density the surrounding area is considered capable of supporting (London Plan - Policies D1, D2, D3 and GG2; Croydon Local Plan - Policy DM1, DM10, SP2 and SP4). The proposed development would be a low-rise and gentle densification of an existing residential property leading to the provision of additional homes in a neighbourhood that is in the immediate catchment of an existing and well-served rail station. It is a good example of a sympathetically designed development that would increase the housing stock and options available to Londoners in an area where it is appropriate and could be handled.
- 8.4 According to the Croydon Local Plan (2018), there is an identified need for larger homes in the borough requiring the retention of existing three-bedroom dwelling units and the development of more (Paragraphs 4.20 and 4.21). Therefore, the Croydon Local Plan (2018) has set a strategic target for thirty percent (30%) of all new homes over the plan period to have three (3) or more bedrooms to help meet the borough's need for family sized units and ensure that a choice of homes

is available in the borough (Policies DM1.1 and SP2.7). In order to meet this strategic target, small scale suburban intensification schemes are generally expected to ensure that thirty-percent (30%) of the units they provide have three (3) or more bedrooms. Additionally, the Council will only permit the redevelopment of residential units where it does not result in the net loss of three-bedroom homes (as originally built) or the loss of homes smaller than 130.0sqm (Croydon Local Plan -- Policy DM1).

- 8.5 It is acknowledged that the proposed development would result in the loss of the existing family-sized home on the site. However, the proposal would result in a notable net gain of three (3) family-sized homes, there being four three-bedroom bed homes proposed. Furthermore, the proposed development would exceed the strategic target for providing family-sized homes by having forty-four percent (44%) of the proposed homes providing three (3) or more bedrooms.

Type of Unit		Quantum
Three-Bedroom (Family-Sized)	Three-Bedroom, Four-Person	1
	Three-Bedroom, Five-Person	3

Table 8.0: Breakdown of the proposed dwellings by unit type.

- 8.6 Subject to compliance with the relevant policies and objectives of the National Planning Policy Framework (2021), London Plan (2021), Croydon Local Plan (2018), Croydon’s Suburban Design Guide SPD (2019) and all other relevant Supplementary Planning Guidance/ Documents, the proposal is considered to be in line with local and regional strategic objectives that seek to make the best use of land and optimise local housing potential.

Density

- 8.7 The London Plan (2021) requires development to follow a design-led approach that optimises the capacity of sites to ensure that development is of the most appropriate form and land use for the development site, as well as, responds to development sites’ context and capacity for growth (Policy D3). In regard to the latter, the plan notes that the density of a development proposal should be linked to the provision of future planned levels of infrastructure rather than existing levels and be proportionate to the site’s connectivity and accessibility by walking, cycling, and public transport to jobs and services (London Plan - Policy D2).
- 8.8 The proposal seeks to optimise the site’s housing potential, but has done this by taking into account the character of the surrounding area. The proposed development is considered to be in line with the local building typology, land uses and capacity of the site.
- 8.9 In regard to the impact of the development on infrastructure in the local area, the development would be required to contribute to the provision of local infrastructure via charges under the Mayoral and Croydon Community Infrastructure Levies (CIL). Additionally, the development would be required to

make a contribution toward the provision of sustainable transport in the local area through a payment required by the Section 106 Legal Agreement that would need to be completed before the Planning Permission hereby recommended can be granted. These contributions are considered to be proportionate to the scale of the proposed development and sufficient to mitigate its expected impact on local infrastructure.

Architectural and Environmental Design

- 8.10 According to the National Planning Policy Framework (NPPF) (2021), the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Paragraph 126). Therefore, the NPPF (2021) requires planning policies and decisions to ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping yet are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (e.g. increased densities) (Paragraph 130).
- 8.11 In accordance with NPPF (2021) policy on 'achieving well-designed places', Croydon's Local Plan (2018) requires development proposals to be of high quality and respect: the development pattern, layout and siting; scale, height, massing, and density; and appearance, existing materials and built/natural features of the surrounding area and Place of Croydon in which it is located (Policy DM10).
- 8.12 With regard to the local character of the application site and its surroundings, both Croydon's Borough Character Appraisal (2015) and Local Plan (2018) identify Coulsdon as a small suburban settlement surrounded by green areas of Green Belt (Character Appraisal - Page 26; Local Plan - Paragraph 11.70). Furthermore, the Borough Character Appraisal (2015) notes that Coulsdon is relatively verdant in character with tree lined streets and its detached houses are mainly found on larger hillside properties with landscaped front and rear gardens (Pages 30 & 31).

Typology and Siting

- 8.13 It is noted that the block of flats proposed would respond well to the prevailing building line along Woodcote Grove Road and provide a suitable setback from Meadow Rise. As such, it would successfully address its corner plot location without appearing overbearing. Furthermore, it would provide residential accommodation across four (4) internal levels while presenting itself as a sensibly scaled-up model of the large detached dwellinghouses characteristic of the local area. Consequently, the building would appear distinguished but not out of keeping with character of the local built environment.



Image 8.1: Existing (Top) and Proposed (Bottom) Site Plans.

Character and Materials

- 8.14 In the current London Plan’s identification of the city’s form, character and capacity for growth, the plan recognises that as change is a fundamental characteristic of London, respecting character and accommodating change should not be seen as mutually exclusive (Paragraph 3.1.7). Therefore, development attempting to be considerate of local character need not preserve things in a static way but rather ensure an appropriate balance is struck between existing fabric and any proposed change (Paragraph 3.1.7).
- 8.15 The SDG (2019) explicitly states that the built character of an area is not defined by the people who live there, but rather the physical characteristics of which it is composed (Paragraph 2.7.1). As such, character can change over time and it is possible for well-designed proposals to be integrated into an existing community and have a positive effect on that area (SDG - Paragraph 2.7.1).

- 8.16 In light of the SDG's (2019) identification of what does not define character, the fact that the proposed development would result in a single-family building being replaced with a multi-family building is not negative mark against the proposal. Furthermore, it is noted that family neighbourhoods are not limited to areas comprised of only single-family houses as families can live within multi-dwelling buildings. In this regard, the proposed development would provide three (3) additional family-sized dwellings (four in total), that would help bring families to the local area.
- 8.17 In regard to delivery good design that is indeed considerate of local character, the London Plan (2021) states that all development must make the best use of land by following a design-led approach that requires consideration of design options to determine the most appropriate form of development that responds to a site's context **and** capacity for growth (Policy D3; Emphasis Added). Furthermore, the buildings and spaces to be delivered should positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions (London Plan - Policy D3). The London Plan (2021) is supported by the Croydon Local Plan (2018) that states proposal should be of a high quality and respect the appearance, existing materials and built and natural features of the surrounding area (Policy DM10).
- 8.18 In attempting to provide a well-designed proposal, the SDG (2019) advises that development does not need to replicate existing qualities and can evolve the character of an area by referencing and reinforcing existing architectural styles or introduces new well-designed architectural styles that add interest to the area including increased building sizes (Paragraph 2.7.2).
- 8.19 It is clear that the design of the proposed building is a nod to the Arts and Craft style, which is prevalent in Croydon and particularly so in the area surrounding the application site. Over the course of the submission and assessment of the subject application, the scheme has been refined to deal with various design issues. The result is a proposed design that responds well to the character of the local street scenes and would sit comfortably within their settings. Furthermore, the high-quality material palette proposed is appreciably considerate of the local architectural context.

Height and Scale

- 8.20 According to Croydon's Local Plan (2018), development proposals should seek to achieve a height of three-storeys while respecting the height of existing buildings (Policy DM10.1). In this regard, the proposed development would provide residential accommodation and supporting amenities across four (4) internal levels within a building that would appear two-storeys in height. It is acknowledged that in order to accommodate four levels above ground, the

proposed building would rise around 3.0m higher than the two-storey buildings located on neighbouring properties. However, the proposed building benefits from a design that spreads the extra height across the ground floor, first floor and roof levels to ensure the building is only relatively larger than neighbouring two-storeys buildings rather than excessively so. Furthermore, the additional height of the double-storey roof arrangement allows the proposal to meet the Croydon Local Plan's intent of seeking three-storey buildings without adding the more than 3.0m of height that would likely be needed to accommodate a second floor level and roof above.



Image 8.2: Proposed Woodcote Grove Road Street Scene.

Form and Massing

8.21 As noted in the subsection on character and materials above, local and regional policy on urban design requires an approach to local context that is respectful but not necessarily a replication (London Plan - Policies D1 and D3; Local Plan - Policy DM10). In regard to respecting the local pattern of development, it is acknowledged that the proposal takes advantage of the site's corner location by adopting an 'L'-shape that is broadly in keeping with the front and rear building lines along both Meadow Rise and Woodcote Grove Road. Furthermore, the articulations to the massing of the building are logical and assist with breaking up the building rather than providing an awkward, contrived and out of keeping built form. In qualitative terms, the building's form and massing is acceptable. Additionally, it appears to comply with a relevant and broadly applicable quantitative assessment tool; the 45-degree rule test.

8.22 When a development would result in a building projecting beyond a rear building line, the SDG (2019) states it should follow a 45-degree rule (See: Image 8.3) to avoid any detrimental impacts on adjoining amenity (Paragraph 2.11.1).

However, the SDG also advises caution when dealing with the 'stepping' that could result from adhering the 45-degree rule and states that no stepping should be introduced where the stepping would overly complicate the development's form (Paragraph 2.11.3).

8.23 As illustrated on the Proposed Site Plan (dwg. 20.047.101P) listed in the Approved Plans, the areas of the proposed building that would project beyond the rear building lines of the existing neighbouring building at no. 121 Woodcote Grove Road would pass the 45-degree rule test on plan (See: Image 8.4). While the form of the building would be stepped, it would appear neither contrived nor illogical. The stepped 'L'-shape proposed for the block of flats would allow the development to optimise the housing potential of its corner plot location in a logical evolution to the pattern of development as described in Section 2.14 of Croydon's SDG.

8.24 In regard to the width of redevelopment proposals such as the subject application, the SDG (2019) states that the width of a proposal should be determined by the appearance within the streetscene and proposed proportions and fenestration of the front elevation (Paragraph 2.17.2). Additionally, developments that seek to build closer to the boundary with neighbouring plots must demonstrate consideration to the impact on neighbouring amenity as well as the rhythm of development along the street (SDG - Paragraph 2.16.2). However, policy DM10.1 requires development to be a minimum of 3 storeys and the proposal is in keeping with this. In addition, proposals for the development of corner plots should seek to accommodate additional height and depth as marker points within the townscape (Paragraph 2.14.1 of the SDG).

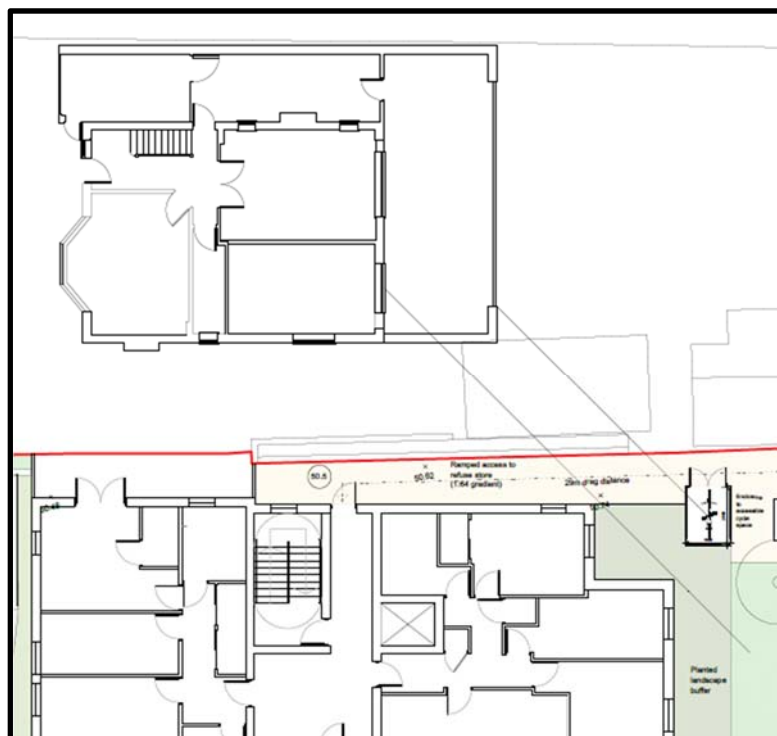


Image 8.3: 45-Degree Test on plan.

8.25 With a maximum width of 24.6m, the proposal would be wider than neighbouring residential buildings. However, the design of the proposed building incorporates generous setbacks from the side boundaries of the site by retaining large side gardens. As a result, the width of the proposed block would be appropriate for the site. Additionally, the balanced fenestrations and adoption of roof profiles characteristic of the Arts and Craft style would soften the impact of the building's larger massing and is in line with the requirements of policy DM10(c) of the Local Plan.

Local Amenity

8.26 The Croydon Local Plan (2018) states the Council will support development proposals that ensure they protect the amenity of the occupiers of adjoining buildings and do not result in: direct overlooking at close range or habitable rooms in main rear / private elevations; significant loss of existing sunlight/daylight levels of adjoining occupiers; and direct overlooking of private outdoor space (with the exception of communal open space) within 10.0m perpendicular to the rear elevation of a dwelling (Policy DM10).

Enclosure & Impact on Light

8.27 It is noted that the proposed block of flats would be setback a sufficient distance from the rear and western side boundaries of the application site to provide a notable and appreciable buffer to the dwellings on the adjoining properties at 1B Meadow Rise and 121 Woodcote Grove Road. These suitable separation distances (i.e. 5.8m to 15.7m) and a considerate height for the proposed building would prevent any undue enclosure or losses of light at these adjoining properties.

8.28 It is also noted that the proposed block of flats would project only marginally further than an existing outbuilding on the other side of the boundary with no. 121 Woodcote Grove Road. As such, the existing building on the adjoining property would have more of an impact on the level of amenity provided within the adjoining garden than the subject development.

Impact on Outlook

8.29 As noted previously in this report (Images 8.3 and 8.4), the proposed building would not encroach beyond the 45-degree on plan rule test described and illustrated in the SDG (2019). Additionally, all buildings proposed are sufficiently setback from dwellings on adjoining properties (See: Image 8.5). Therefore, it is noted that the proposed development would not give rise to any undue enclosure or losses of outlook from the neighbouring properties.

Impact on Overlooking

- 8.30 It is noted that the door and window openings proposed for the front elevation of the proposed building would have no more of an impact on privacy at neighbouring properties than existing openings located on the same elevations of the existing dwellinghouse and neighbouring dwellings. While it is acknowledged that the rear-facing windows proposed for the upper floors of the proposed block of flats could introduce opportunities for the overlooking of the adjoining property at no. 121 Woodcote Grove Road, any such opportunities would be avoided through the use of fixed and obscured-glazed windows. The use of such openings would be secured via an obscured-glazed and non-opening window condition included with this recommendation.
- 8.31 The window openings proposed for the side elevations of the proposed building would have no more of an impact on privacy at neighbouring properties than existing openings located on the front and rear elevations of the existing dwellinghouse and neighbouring dwellings. Furthermore, the proposed openings would be sufficiently setback from neighbouring properties (i.e. no less than 15.0m) to avoid any undue overlooking.

Noise & Activity

- 8.32 Although the proposed development would increase the intensity of the residential use of the site, the density of development would be in keeping with carrying capacity and scale of the large suburban property. Therefore, the level of activity, disturbance and noise generated by the redevelopment would be in keeping with the levels expected in an area that can accommodate moderate intensification. However, the recommendation includes numerous noise-related conditions that would ensure noise emissions from mechanical equipment associated with the development are acceptable.

Quality of Accommodation

- 8.33 According to the Technical Housing Standards – Nationally Described Space Standard (2015), all of the dwelling units proposed would provide a sufficient amount of Gross Internal Area (GIA) (See: Table 3.0). Therefore, all of the dwellings are deemed capable of providing acceptable amounts of living space to future occupants. It is also noted that the practicality, efficiency and effectiveness of the internal layouts proposed for the dwellings would provide future occupants with functional, as well as, pleasant spaces capable of accommodating various lifestyles and enhancing well-being.

Flat	Floorspace Provided	Floorspace Required	Number of Bedrooms	Type of Bedrooms	Occupancy
Unit 1	93.9qm	86.0sqm	3	2 Doubles & 1 Single	5

Unit 2	89.2sqm	86.0sqm	3	2 Doubles & 1 Single	5
Unit 3	120.6sqm	50.0sqm	1	1 Double	2
Unit 4	61.8sqm	61.0sqm	2	1 Double & 1 Single	3
Unit 5	74.4sqm	74.0sqm	3	1 Double & 2 Singles	4
Unit 6	50.0sqm	50.0sqm	1	1 Double	2
Unit 7	61.8sqm	61.0sqm	2	1 Double & 1 Single	3
Unit 8	59.6sqm	50.0sqm	1	1 Double	2
Unit 9	99.0sqm	86.0sqm	3	2 Doubles & 1 Single	5

Table 3.0: Details of dwellings to be provided.

8.34 In addition to having practical and comfortable layouts, the proposed dwellings would be located far enough away from neighbouring buildings to benefit from pleasant outlooks and good levels of natural light. Furthermore, the flats proposed for the ground floor level would benefit from defensive space and landscaping to the front of openings adjacent to common paths/spaces to ensure privacy and safety.

8.35 In order to provide suitable housing and genuine choice for London's diverse population (incl. disabled people, older people and families with young children), residential development must ensure that at least ten percent (10%) of dwellings are compliant with Building Regulation M4(3) and all remaining dwellings are compliant with Building Regulation M4(2) (London Plan - Policy D7). In this regard, it is noted that the provision of level access to all amenity spaces provided at ground floor level would ensure step-free access to the ground floor flats (Units 1 and 2) allowing them to be provided as M4(3) compliant units. As the proposal includes provisions for the installation of a lift, the remaining units would be provided as M4(2) compliant units. Consequently, the proposal would be sufficiently accessible, as well as, compliant with the local and regional policies requiring the internal areas of housing developments to be of the highest quality. A condition can be added to ensure compliance with this.

Amenity Space

8.36 According to local and regional policy, housing is expected to be of the highest quality both internally and externally (London Plan - Policy D6; Croydon Local Plan - Policy DM10). In regard to the latter, the noted policies require 5.0sqm of private outdoor space to be provide for one to two-person units with an extra 1.0sqm per every extra occupant thereafter. Furthermore, the London Plan (2021) expects these spaces to be practical in terms of their shape and utility so as to ensure the space offers good amenity (Policy D6).

8.37 As noted above, every dwelling unit would be provided with private amenity space in the form of a balcony, patio or roof terrace. In regard to quality, each of these amenity spaces would be considered fully accessible, genuine and fit-for-

purpose. However, all but the private amenity space to be provided to Unit 5 would exceed the amount of private amenity space with which future occupants of the dwellings are required to be provided by local and regional policy as detailed Table 8.1. In regard to the shortfall in size of the roof terrace proposed for Unit 5, the minor shortfall is expected to be off-set by quality of the amenity space (i.e. a well-proportioned and south-facing square terrace) and provision of a quality communal amenity space.

Dwellinghouse	Area of Private Garden	Area Required	Compliant
Unit 1	17.7sqm	8.0sqm	Yes
Unit 2	8.2sqm	8.0sqm	Yes
Unit 3	5.7sqm	5.0sqm	Yes
Unit 4	6.3sqm	5.0sqm	Yes
Unit 5	7.1sqm	8.0sqm	No
Unit 6	5.7sqm	5.0sqm	Yes
Unit 7	6.3sqm	5.0sqm	Yes
Unit 8	5.9sqm	5.0sqm	Yes
Unit 9	8.3sqm	8.0sqm	Yes

Table 8.1: Details of private amenity space to be provided.

8.38 The private gardens to be provided within the development would be complemented by 67.5sqm of usable communal amenity space in a walled side garden. It is also noted that despite the fact that the proposal is not required by policy to include any children’s play space, the proposed inclusion of play equipment in the walled garden would ensure child play would be accommodated within the development.

Trees and Landscaping

8.39 As the inclusion of greening measures in new development will result in an increase in green cover, the London Plan (2021) states that such measures should be integral to planning the layout and design of new buildings and developments (Policy G5). However, it is noted that only major developments are required by regional policy to achieve an identified urban greening factor (UGF). Nevertheless, both local and regional policy requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain, (London Plan - Policy G6; Croydon Local Plan - Policies DM27 and SP7).

Landscaping & Biodiversity

8.40 In recognition of the local landscapes’ contribution to visual amenity, the Council requires proposals to incorporate hard and soft landscaping that provides visual attractive that are easily accessible, safe for all users, and provide a stimulating environment (Local Plan - Policy DM10.8). Policy DM10.8 of the Croydon Local Plan also states that proposals should seek to retain existing landscape features that contribute to the setting and local character of an area.

8.41 It is acknowledged that tree-lined streets and front gardens are characteristic of the leafy suburban area that is Coulsdon. In this regard, it is noted that proposed

development would not only increase the level of urban greening on-site but also ensure that the unbuilt environment proposed would be integrated into the design of the built environment proposed. As a result, the holistic design of the proposed development would respect the local suburban character and maximise the utility of the urban greening used to achieve this design objective. Furthermore, the variety of softly landscaped spaces to be provided would make notable contributions to biodiversity.

Trees

- 8.42 The Council seeks to protect and enhance the borough's woodlands, trees and hedgerows by requiring all development proposals to comply with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and resists development that would result in the avoidable loss or the excessive pruning of preserved trees or retained trees (Croydon Local Plan -- Policy DM28).
- 8.43 The design of the proposed development would allow the retention of most of the existing individual and groups of trees on-site. In particular, it is noted that rows of pine trees along the main and return frontages of the property (G12), which were to be felled in the previously refused application, would be pruned but retained. While the proposal would also involve the loss of multiple mature trees, it is noted that all of these trees were graded as Category 'U' (i.e. low value) in the arboricultural impact assessment submitted with the application. Additionally, the loss of the trees is to be off-set by the planting of replacement trees. In regard to the trees to be planted, the Council's Tree Team noted that trees of the appropriate canopy size, height and species proposed could be used in a finalised tree planning/replacement scheme to ensure the development is acceptable in planning-related arboricultural terms. Therefore, this recommendation includes a Landscaping Management plan condition designed to secure the submission and approval of a suitable tree planting scheme prior to the first occupation of the development.

Local Transport

- 8.44 Development within the borough and Greater London is expected to deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. (London Plan - Policy T2; Croydon Local Plan - Policies DM16, DM29 and SP8). Therefore, the cumulative impacts of development on public transport and the road network capacity (incl. walking and cycling), as well as associated effects on public health must be considered and mitigated (London Plan - Policy T4). Additionally, development proposals must also avoid increasing highway danger (London Plan - Policy T4).
- 8.45 Although the application site has a 'very poor' PTAL rating of 1B, public transport is available as an option in the area. However, locals may need to rely more on

the use of cycles and private vehicles than those living in areas more suited to car-free development. The lack of any local parking restrictions and the site's proximity to local through roads is convenient for road-based transport options. Therefore, future occupants of the proposed development would be able to select from a variety of modes of transport including: walking, cycling, using public transport and driving a private vehicle.

Access Arrangements

- 8.46 Footpaths running off the public footpath along Meadow Rise would provide pedestrians with step-free access to the front entrance of the block of flats and cyclists with step-free access to the cycle stores. Furthermore, this recommendation includes a condition requiring the submission and approval of construction drawings for the car park and connecting footpaths completed in accordance with the relevant accessible building regulations. The existing vehicular access to the site would be modified by shifting the vehicle crossover approximately 5.0m further away from Meadow Rise's junction with Woodcote Grove Road. However, the requisite visibility sightlines appear to be retained. Nevertheless, this recommendation includes a landscaping condition that would ensure the boundary treatments in close proximity to the vehicle access would not be a detriment to pedestrian, cyclist and vehicle safety. Additionally, conditions regarding a Construction Logistics Plan, highways conditions survey, and threshold level are also included.
- 8.47 It is noted that there is a School Road Resident Access scheme in operation along Meadow Rise. Additionally, the proposed development would require the formation of the new crossover, reinstatement of the public footpath, relocation of an existing street lighting column, and relocation of any utilities affected by the proposal, which would all to be completed in accordance with the Council's adopted standards. Therefore, to sufficiently mitigate the proposed developments impact on local highways, the Applicant/Developer will be required to enter into a Section 106 Legal Agreement with the Council designed to ensure only future occupants provided with an on-site vehicle parking spaces could access the School Road Resident Access scheme and a Section 276 Legal Agreement designed to secure the appropriate design and timely completion of the highway modifications/improvements.

Car Parking

- 8.48 According to the London Plan (2021), a development providing five (5) units with one (1) to two (2) bedrooms and four (4) units with three (3) or more bedrooms in an area with a PTAL Rating of 0-1 should provide no more than eleven (11) vehicle parking space (Table 10.3). In line with regional maximum parking policy, the Council considers the provision of one (1) vehicle parking space per dwelling to be acceptable on suburban sites such as the host property. Therefore, the

proposed development would be expected to ensure that at least nine (9) vehicle parking spaces could be provided without contributing to on-street parking space.

- 8.49 It is noted that the proposed development would provide six (6) off-street vehicle parking spaces. In this regard, it is acknowledged that the Transport Statement prepared by RGP and submitted with the application correctly asserted that the on-street parking stress levels are at a level where the overspill of three (3) vehicles from the off-street parking to on-street parking would not be detrimental to the ready availability of on-street parking in the local area. Therefore, the vehicle parking arrangement proposed would be acceptable in terms of its impact on the carrying capacity of the local transport network.
- 8.50 In regard to the type of parking spaces to be provided, it is noted that one (1) of the vehicle parking spaces would be provided as a blue badge holder space. Additionally, two (2) of the six (6) spaces would be provided with active electric vehicle charging points (EVCPs) and the remaining four (4) being designed as passive EVCPs. These provisions would be in line with regional policy and their provision in accordance with relevant design standards would be secured by conditions included with this recommendation.
- 8.51 In order to minimise future occupant's reliance on private vehicles, the Applicant/Developer would need to enter a Section 106 Legal Agreement designed to secure funding of £1,500 per unit to be put toward local improvements to sustainable transport. The £13,500 in total contributions would be used to fund particular initiatives such as providing on-street bays for car clubs with ECVPs, traffic orders for the lining of the car club bays (~£2,500), and the general expansion of the EVCP network in the area.

Environmental Sustainability

Air Quality & Water Use

- 8.52 In order to reduce greenhouse gas emissions and deliver development that is adaptable in a changing climate, the Council requires minor new-build residential developments to achieve the national technical standard for energy efficiency in new homes (2015) and all new-build residential development to meet a minimum water efficiency standard of 110.0l per person per day (Local Plan - Policy SP6). Therefore, this recommendation includes an Emission Rate & Water Use condition designed to ensure future compliance.

Flood Risk Management

- 8.53 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 Croydon 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.

8.54 As the application site is located within a Critical Drainage Area, the applicant submitted a requisite Floor Risk Assessment (FRA). According to the Flood Risk Assessment prepared by Base Energy and submitted with the application, the proposed development would help manage flood risk through the installation of a Sustainable Urban Drainage System (SUDS) incorporating the use of rainwater harvesting (i.e. water butts), permeable paving, and rainwater infiltration (i.e. attenuation storage with controlled outlet). Considering the scale of the proposed development and identified flood risks, the SUDS proposed would be acceptable. Therefore, this recommendation includes a SUDS condition designed to ensure that the identified measures are installed and the maintenance plan implemented.

Waste Management

8.55 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 (Policy D6). It is supported locally by Croydon's Waste and Recycling in Planning Policy Document (2018) that would require a development consisting the construction of nine (9) flats of the variety proposed to provide enough bins and bin storage space within the curtilage of the property to handle the approximately 140.0l of food waste, 1,320.0l of landfill waste, 1,152.0l of mixed recycling waste that would be generated by the proposed dwellings on a weekly basis (Section 4). According to the drawings submitted with the application, a bin store to be constructed in a western side garden would integrate the requisite waste storage facilities. Therefore, this recommendation includes a Waste Storage Management condition designed to secure the provision of the requisite facilities and management procedures in accordance with the adopted local standards.

Fire Safety

8.56 According to Policy D12 of the London Plan (2021), all development proposals must achieve the highest standards of fire safety and ensure that they identify suitable outdoor space for fire appliances and assembly points; incorporate appropriate fire safety features; minimise the risk of fire spread; provide suitable and convenient means of escape (incl. a robust strategy for evacuation); and suitable access and equipment for firefighting.

8.57 The details on fire safety and risk management contained within the Planning Fire Safety Strategy prepared by HTA and submitted with the application are considered to provide sufficient and appropriate fire safety measures/procedures in accordance with regional policy. This recommendation includes a Fire Safety

condition designed to ensure that the identified measures/procedures are implemented.

Other Matters

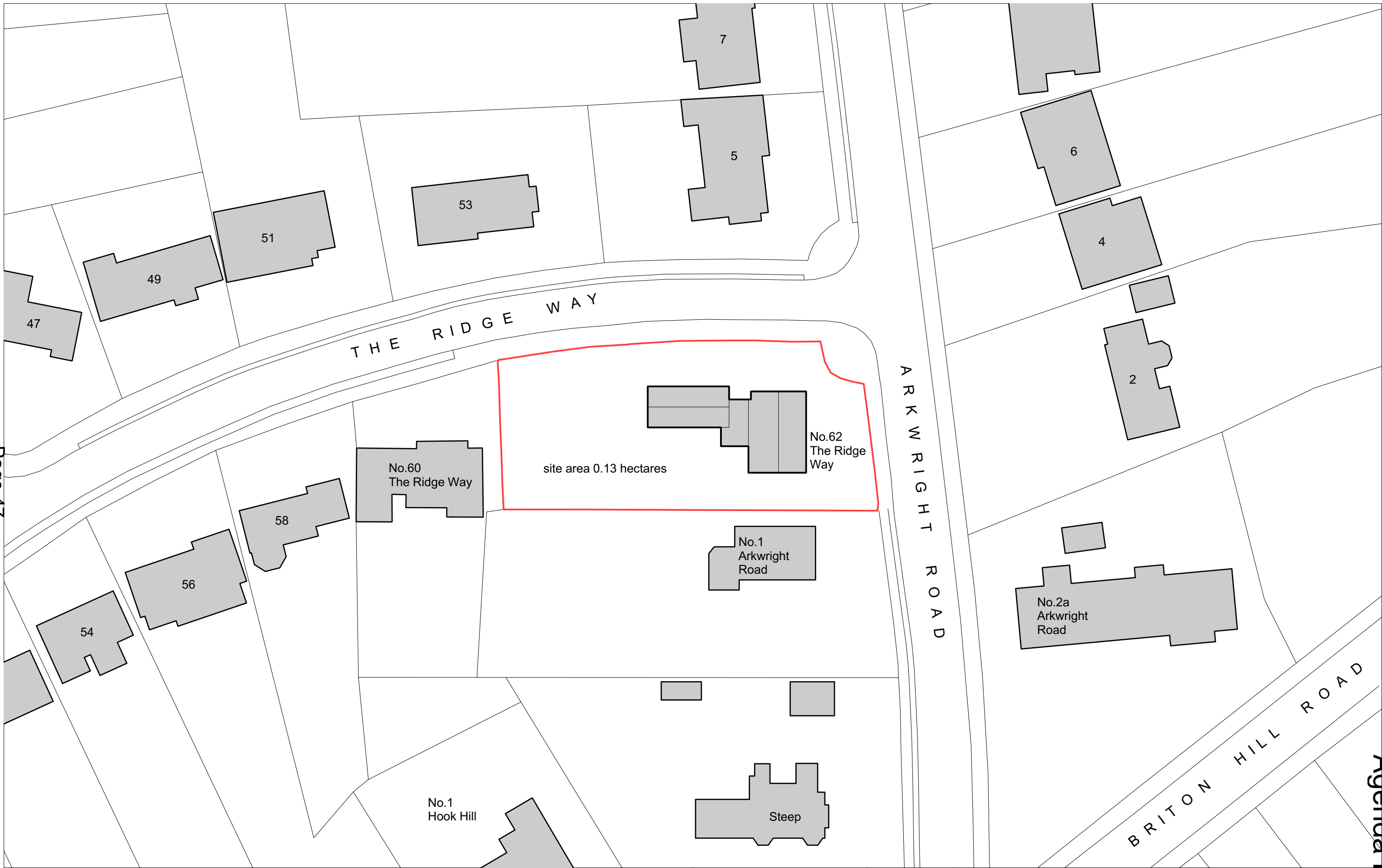
8.58 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable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

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

8.60 All other planning considerations including equalities have been taken into account.

Conclusion

8.61 The proposed development would considerably optimise the housing potential of a large suburban property through the erection of a sympathetically-designed building that would be a positive addition to the local street scene, provide high-quality dwelling units with the necessary supporting amenities, and contribute to biodiversity, sustainable transport and urban greening. Furthermore, the comprehensive design and layout of the proposed development would help meet local and regional objectives on providing the housing Londoners need (incl. family-sized homes) without generating any detrimental impacts on fire safety, local amenity and local transport. Therefore, it is recommended that Planning Permission be **GRANTED**.



Revisions

N

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SCALE BAR

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Scale	Date
1:500 @ A3	FEB 2021
Drawn by	Checked by
SD	DW
Job Number	Status
0065	PLANNING

Project
62 THE RIDGE WAY, SOUTH CROYDON, CR2 0LF

Drawing
Existing Site Block Plan

architecture development + design

Drawing No. & Revision
0065_P00

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1.0 APPLICATION DETAILS

Ref: 21/01298/FUL
 Location: 62 The Ridge Way, South Croydon, CR2 0LF
 Ward: Sanderstead
 Description: Demolition of the existing dwelling and creation of 9 new family-sized dwellings, 5no. houses and 4no.maisonettes with associated parking, landscaping and children's play area.
 Drawing Nos: 38986_02_P rev 0 – Existing Site Plan
 0065_P00 – Existing Site Block Plan
 0065_P01A – Existing Ground Floor Plan
 0065_P02 – Existing Elevations
 0065_P10 – Proposed Site Block Plan/Roof Plan
 0065_P11B – Ground Floor Block Plan Visibility Splays & Levels
 0065_P12B – Proposed Ground Floor Plan
 0065_P13A – Proposed First Floor Plan
 0065_P14A – Proposed Second Floor Plan
 0065_P15 – Proposed Third Floor Plan
 0065_P16B – Proposed Ground Floor Plan
 0065_P20A – Proposed Elevations 1
 0065_P21A – Proposed Elevations 2
 0065_P22 –Proposed Street Elevations
 0065_P23 – Proposed Section A
 0065_P30 – Visualisations
 2009/45/TCP – Tree Survey and Constraints Plan
 2009/45/TPP – Tree Protection Plan
 2009/47/AIA – Arboricultural Impact Assessment Plan
 Agent: Donna Walker - ADD/UK Limited
 Applicant: Mr Shazad Mahmood
 Case Officer: Jeni Cowan

Dwelling Sizes						
	One bedroom	Two bedroom	Three bedroom	Four bedroom	Five or more bedrooms	Total
Existing	0		1			1
Proposed	0	1	4	4	0	9

Number of car parking spaces	Number of cycle parking spaces
9	16

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

- The Ward Councillor (Cllr Yvette Hopley) made representations in accordance with the Committee Consideration Criteria and requested committee consideration

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

2.0 RECOMMENDATION

2.1 That the Planning Committee resolve to GRANT planning permission subject to:

A) The prior completion of a legal agreement to secure the following:

- A financial contribution of £13,500 for sustainable transport improvements and enhancements;
 - Car club membership for each unit for a period of 3 years; and
 - Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration.
- 2.2 That the Director of Planning and Sustainable Regeneration has delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Director of Planning and Sustainable Regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement

3. Protected Species Site Survey (with Impact Management Plan clause)
4. Construction Logistics Plan
5. Condition survey of public highway

Prior to above ground works

6. External materials and samples
7. Sustainable urban drainage (SuDS)
8. Landscaping and hard standing

Pre-occupation

9. Waste Management Strategy
10. Electric Vehicle Charging Points at 20% active and 80% passive

Compliance

11. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
12. Cycle parking
13. Obscured glazing
14. Accessibility (M4(2) and M4(3))
15. Tree protection measures

16. Energy and water efficiency requirements
17. Flood risk assessment
18. Removal of permitted development rights
19. Fire Strategy Statement
20. Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

1. Granted subject to a Section 106 Agreement
 2. Community Infrastructure Levy
 3. Code of practice for Construction Sites
 4. Highways informative in relation to s278 and s38 works required
 5. Compliance with Building/Fire Regulations
 6. Construction Logistics Informative
 7. Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.4 That, if within 2 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The application seeks planning permission for redevelopment of the site, involving the following:

- Demolition of the existing property;
- Erection of a part two, part three storey detached building, with habitable loft space to the front of the site (facing Arkwright Road) to create 9no. residential units;
- Provision of 9no. car parking spaces within the curtilage of the site; and
- Provision of amenity space, cycle storage, hard/soft landscaping, and waste storage.

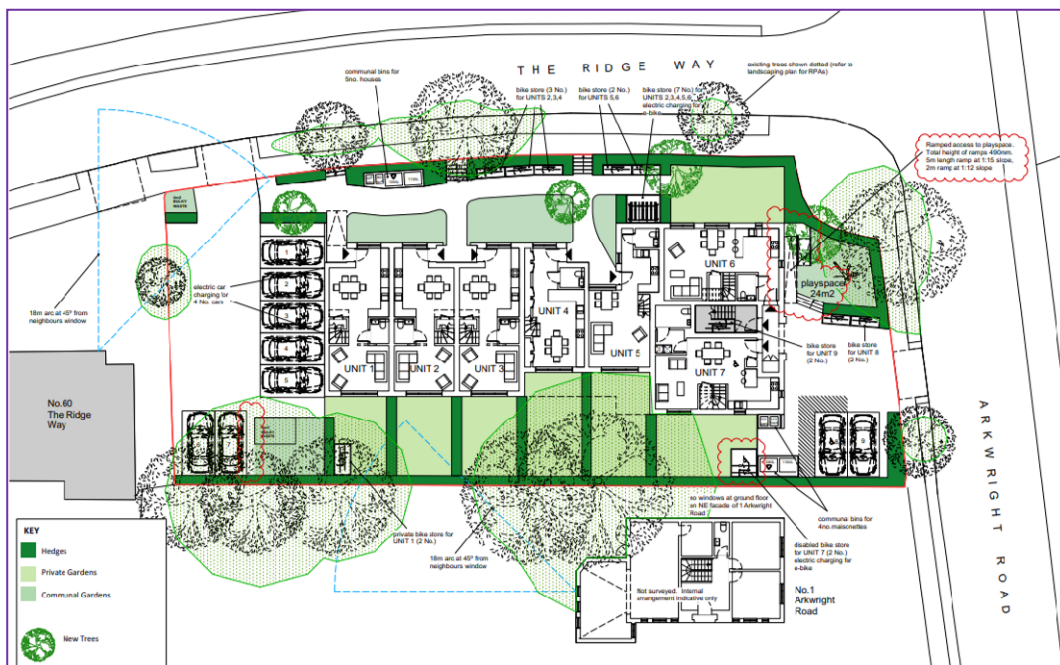


Figure 1: Proposed Block Plan

Amendments

3.2 Throughout the course of the application, amendments were submitted with a view to addressing officer concerns about the scheme which were minor in nature. The revisions, singularly and cumulatively, were not considered to be substantial enough to warrant a re-consultation period. The following changes were made to the scheme:

- Changes to footprint; the ground floor of units 4 and 5 were reduced and pushed back from the boundary shared with No. 1 Arkwright Road in order to avoid the root protection area (RPA) of the nearby tree;
- A rooflight window was added on the front roof slope of unit 4;
- Level access to the play space via a ramp has been provided;
- Parking space 7 was amended to include more space for passengers to alight;

- An adaptable cycle parking space was provided in the garden of unit 7; and
- A Fire Statement was submitted.

Site and Surroundings

3.3 The application site comprises a relatively large two storey detached dwelling on the southern side of The Ridge Way and the northern side of Arkwright Road in the Sanderstead ward of South Croydon. The building as existing is an 'L-shape' addressing two frontages along The Ridgeway and Arkwright Road. The surrounding area is predominantly residential in character.



Figure 2: Aerial View



Figure 3: Street view from Arkwright Road



Figure 4: Street view from The Ridge Way

- 3.4 The properties within the immediate context vary in their shape, size and appearance. There are elements of the 'Arts and Crafts' style within the immediate area, through architectural detailing such as the front gabled projections, chimneys and roof formations. It is noted that the dwelling on the application site is larger than its neighbours 58 and 60 The Ridge Way, however, are similar in their appearance to the host site. Most of the neighbouring properties are two storeys.
- 3.5 The adjacent neighbouring property at No.1 Arkwright Road is a two-storey dwelling, within a plot of a similar size to the application site. The main entrance to this dwelling is to the side elevation (facing south-west, towards the junction of Briton Hill Road and Hook Hill) and the rear elevation of the property faces towards the application site.
- 3.6 There are three trees along the western boundary with No.1 Arkwright which are protected by Tree Preservation Order (TPO) 43 of 2009. Along the eastern boundary and to the north of the site, there are some mature trees, however these are not protected by a TPO.
- 3.7 To the front of the site, fronting onto Arkwright Road and The Ridge Way is a well landscaped front forecourt area which contains elements of soft landscaping.
- 3.8 Arkwright Road is on a steep gradient, the land levels rise from west to east, therefore No.1 Arkwright Road is at a lower land level than the application site. There are no noticeable land level changes on the application site and neighbouring properties along The Ridge Way.
- 3.9 The application site has a PTAL of 0, on a scale where 0 is the worst and 6b is the best. Sanderstead railway station is located 0.8 miles from the application site. The nearest bus stops are along Sanderstead Road which is 0.4 miles away and provides bus services into the surrounding towns.
- 3.10 The site is not at risk from surface water flooding, although the immediate part of Arkwright Road is within an area at low risk of surface water flooding; the site is within Flood Zone 1. The site is also located within the Hook Hill Archaeological Priority Area (APA) Tier 2.

Planning History

3.11 The site history is set out below.

Reference	Description	Decision	Date
86/02282/P	Erection of two storey/first floor side extension	Granted	27.03.1987

3.12 Two pre-applications were submitted before the current application. The applications were submitted by the current agent as per this proposal.

Reference	Description
20/05795/PRE	Demolition of existing house and construction of 9 dwellings, 4 x 4 bed houses, 1 x 3 bed house and 4 x 3 bed duplexes in a flatted block
20/03142/PRE	Demolition of existing two storey detached dwelling and erection of a three/four storey building comprising 9 terraced (5x4 bed, 4x3 bed) dwellings; new crossovers and reinstatement of existing along The Ridge Way; vehicular parking; hard and soft landscaping; land level alterations; boundary treatment; cycle and refuse storage and amenity space.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally;
- There is an acceptable mix of unit sizes;
- The quality of accommodation is acceptable for future residents;
- The design and appearance of the development is an acceptable quality, and it is not considered that it would harm the character of the surrounding area;
- The proposal would not create undue harm to the amenity of nearby residential properties and their occupiers;
- The level of parking and impact upon highway safety and efficiency would be acceptable;
- No harm would occur to the existing trees on the site and a suitable landscaping scheme will be secured;
- Sustainability aspects can be controlled by conditions.

5.0 CONSULTATIONS

LOCAL REPRESENTATION

5.1 The application was publicised by 8 letters of notification to neighbouring properties. The number of representations received in response to the initial notification and publicity of the application are as follows.

No of individual responses: 138; Objecting: 137; Supporting: 1

5.2 The following issues were raised in representations. MP Chris Philip is noted as an objector.

Objection	Officer comment
<i>Principle of Development</i>	
Loss of family homes	Acknowledged and this is addressed in paragraphs 7.2 – 7.8 of this report.
<i>Design and Character</i>	
Overdevelopment/high density/garden grabbing	Acknowledged and this is addressed in paragraphs 7.9 – 7.24 of this report.
Not in keeping with the area/ block of flats inappropriate for the streetscene/ out of character	
The site is outside of any area for intensification/contrary to this policy	
The height of the building not appropriate for the area	
Proposal is significantly different from the existing building	
Proposal would result in a negative unbalanced visual effect on local area/change the character of the local area	
<i>Quality of accommodation</i>	
Inadequate private outdoor space	Acknowledged and this is addressed in paragraphs 7.25 – 7.38 of this report.
Inadequate child playspace area	
<i>Impacts on neighbouring amenity</i>	
Obtrusive by design	Acknowledged and this is addressed in paragraphs 7.39 – 7.52 of this report.
Overlooking/loss of privacy	
Loss of light/overshadowing	
The light from the car park adjacent to No. 60 The Ridge Way would cause light pollution and a constant nuisance	
Noise created by children playing in gardens	The use of the site would remain as residential, and the anticipated noise is not expected to exceed standard domestic levels.
Noise from construction	Some noise and disturbance from construction is, regrettably, inevitable but not a ground to refuse planning permission. A construction logistics and plan would be required to be submitted via condition. Construction works cannot take place out of permitted hours as outlined on the Councils website. The construction process would need to comply with environmental health legislation.
<i>Transport and highways impacts</i>	

On street parking provision would have severe impact on traffic	Acknowledged and this is addressed in paragraphs 7.58 – 7.74 of this report.
Lack of on-site parking	
Site is located on a busy junction	
Cars would be unable to access the parking spaces	Tracking diagrams have been submitted for each parking space to demonstrate that drivers can enter, park, turn, and egress from the site safely.
Unsatisfactory waste arrangements	Acknowledged and this is addressed in paragraphs 7.75 – 7.77 of this report.
Environmental Matters	
Detrimental impact on trees	Acknowledged and this is addressed in paragraphs 7.53 – 7.55 of this report.
Reduction of green space	
Significant concreting and insufficient detail on planting	
Large extent of hardstanding will lead water runoff into surrounding properties	Acknowledged and this is addressed in paragraphs 7.78 – 7.82 of this report.
Impact on wildlife; presence of slow worms	Slow worms are protected by law, and they are considered a Priority Species under the UK Biodiversity Action Plan; this means that they cannot be deliberately killed, injured, or traded in any way. The granting of planning permission does not exempt the applicants from this law. This is addressed in paragraphs 7.56 – 7.58 of this report.
Other matters	
Impact on local infrastructure/communities	The development will make a CIL payment to contribute towards infrastructure and services
Recent planning application at No. 51 The Ridge Way, West Hill, Arkwright Road, and No. 12 The Ridge Way. Recent and current developments (1 West Hill, 2 West Hill, 3 West Hill, 4 West Hill, Rear of 7 & 9 Arkwright Road, 12 The Ridge Way) all developments being 9 units of 2, 3 and 4 bedroom properties)	Planning applications and proposed developments are considered cumulatively and separately on their own merits.
Impact on local school; safety of children	It is not considered that the proposal would adversely impact on the nearby school, which is over 500m away.
A smaller development would be more suitable	This is not a material consideration; the assessment must be based on the scheme submitted.
Increase of waste generated which will put pressure on that service	There is no evidence to suggest that this would be the case, however, a Waste Management Plan will be required, this is secured via condition.
Developers seeks to benefit from developments but do not live in the	This is not a material planning consideration

area.	
Increased traffic and pollution will impact on health and well-being of local people	It is considered that the increased level of residents would not generate unacceptable levels of pollution.
Properties remain vacant and attract crime	Properties remaining vacant is not within the remit of planning to control.
Subletting of properties increases the population density	This is not within the remit of planning to control.
Bromley and Sutton, along with many other regional Council's across the country, do not allow such applications and strongly urge the council to adopt Area Planning Committees made up of local councillors elected to better represent the voters they serve.	This is not relevant to the planning application for consideration with the Borough of Croydon which must be assessed against our Development Plan.
The applicants have been through the pre-application service; Croydon Constitution requires contemporaneous notes of such meetings are required to be made and published on the file when a planning application is received. No such notes are shown on the Planning Register and should be placed there immediately.	The online register demonstrates that the previous pre-application response issued by the council is available online with the documents for this planning application.
The development is undeliverable as there are restrictive covenants on the land which will prevent its construction	Restrictive covenants are not a material planning consideration
Devaluation of nearby properties	This is not a material planning consideration
Issues with Whitgift Shopping Centre and Croydon Council	This is not material to the determination of this planning application
Support	Officer comment
Proposal would provide a good mix of housing much needed for the borough	Acknowledged and this is addressed in paragraphs 7.5 – 7.8 of this report

5.3 The ward councillor for Sanderstead, Councillor Yvette Hopley, has objected to the scheme summarised as follows:

- Overdominance/overdevelopment;
- Height should be two storeys plus attic to reduce dominance and be more in character with the area;
- Lack of parking;
- Overlooking, particularly of No. 1, and the cumulative impact given No. 51 may get approved.

Officer's response: These aspects are addressed within the assessment below.

5.4 The Sanderstead Residents Association have objected to the application raising the following items:

- The garden of No. 1 Arkwright Road would be impacted;

- The proposed garden area for the houses are very small;
- Flats are not the kind of accommodation wanted by new residents in this area;
- Bin storage is by the pavement in The Ridge Way; it will take a long time before the hedges grow tall to obscure it; this is out of character;
- Noise and nuisance from car parking area would impact No. 60 The Ridge Way;
- Car parking is far from the entrance to the maisonettes, which is not acceptable for this with disabilities or with young children;
- Detrimental impact on highways and pedestrian safety; Due to the PTAL of 0, it is unlikely there would be only 1 car per unit leading to overspill on the highway
- The proposed building is obtrusive by its height, mass, and design, and will dominate the streetscene. It would be visually overbearing when viewed from neighbouring properties. The proposal is therefore contrary to the requirements of Policy DM10 of the Croydon Local Plan (2018), Suburban 2 Design Guide Supplementary Planning Document (2019) and Policy 7.6 of the London Plan (consolidated with amendments since 2011).;
- This application does not enhance the character of the area which is predominantly detached houses with good sized gardens as it effectively 'concretes over' the majority of the plot, contrary to DM10 of the Croydon Local Plan and D3(D) of the London Plan.;
- Policy SP1.2 of the Croydon Local Plan requires all new developments to contribute to enhancing the sense and place and improving the character of the area, whilst acknowledging the need for growth and says development proposals should respond to and enhance the local character. This application does not comply as it is an overbearing building which is occupying the majority of the plot. All surrounding properties have large areas of garden around them. The developer is seeking to maximise the number of units on a site which would be much better suited to something like a couple of pairs of semi-detached houses. We note that there is an application for a development at 11 Briton Hill Road where in pre application advice the developer was advised to reduce from 4 pairs of semi-detached houses to 2 pairs. A development such as this would allow each unit to have parking by their front door and would enable them to have a reasonable garden.
- COVID has shown that residents want and need a reasonable amount of space both inside and outside their properties. This proposal does not achieve that.

Officer's response: These aspects are addressed within the assessment below.

6.0 RELEVANT PLANNING POLICIES AND GUIDANCE

- 6.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made

in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2012).

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

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D11 Safety, security and resistance to emergency
- D12 Fire Safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S15 Water infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning

Croydon Local Plan (2018):

- SP2 Homes
- DM1 Housing choice for sustainable communities
- SP4 Urban Design and Local Character
- DM10 Design and character
- DM13 Refuse and recycling

- SP6 Environment and Climate Change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Protecting and Enhancing our Biodiversity
- DM28 Trees
- SP8 Transport and communications
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

Supplementary Planning Documents/Guidance:

- Croydon Suburban Design Guide SPD (2019) – officer’s note Mayor Perry’s intention to revoke this guidance, but the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as this scheme
- Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy (2019)
- Croydon SPG 12: Landscape Design
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

7.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development;
- Design and the impact on the character of the area;
- Quality of accommodation;
- Neighbouring residential amenity;
- Trees and landscaping;
- Transport;
- Waste/recycling facilities;
- Flood risk and energy efficiency;
- Other matters; and
- Conclusion.

Principle of development

- 7.2 The London Plan 2021 (LP) and the National Planning Policy Framework 2021 (NPPF) place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis.
- 7.3 Policy SP2.1 of the Croydon Local Plan 2018 (CLP) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites.
- 7.4 LP policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way. Policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs.
- 7.5 CLP Policy DM1.2 seeks to prevent the net loss of small family homes by restricting the loss of three-bedroom units and the loss of units that have a floor area of less than 130sqm. The existing property exceeds 130sqm, therefore it would not be protected by this policy.
- 7.6 CLP Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough.
- 7.7 Of the 9 units proposed, 8 would have at least 3-bedrooms. The provision of family-sized units is 88.89% of the total accommodation, and as such, this meets the strategic target and contributes to family housing provision for the borough.
- 7.8 The site's existing use is residential and as such the proposed redevelopment of the site for residential purposes is acceptable. 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.

Design and impact on the character of the area

- 7.9 CLP policy SP4.1 states 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.
- 7.10 CLP policy DM10.1 has a presumption in favour of 3 storey dwellings, which should respect the development pattern, layout; siting, the scale, height, massing, and density; and the appearance, existing materials, and built and natural features of the surrounding area.
- 7.11 CLP Policy DM10.7 requires developments to incorporate high quality materials that respond to the local character in terms of other things durability, attractiveness, sustainability, texture and colour. This policy also requires roof

forms to positively contribute to the character of the local and wider area with proposals being sympathetic with its local context.

- 7.12 **Demolition:** The existing dwelling does not hold any significant architectural merit, and it is not protected by any CLP policy, therefore, there is no objection to the demolition of this property.
- 7.13 **Layout, Height, Form, Scale and Massing:** The proposal would be located on the corner plot of Arkwright Road and The Ridge Way, in an area consisting of predominantly two storey detached dwellings. Arkwright Road is on a gradient which increases as the road continues north.
- 7.14 CLP policy DM10.1 states that new development should seek to achieve a minimum height of 3 storeys. The proposed development is three storey plus accommodation in the roof space facing Arkwright Road, as it decreases with the gradient, and three storeys on The Ridge Way. The front and side elevations have a cat slide roof which allows a gentle and appropriate transition in scale to the neighbouring building on Arkwright Road. The maximum height is achieved in a sensitive and architecturally coordinated responsive manner as the elevations echo the gables, eaves and cat slide roof forms of properties found in the area. The appropriate scaling of the development, in co-ordination with its design, successfully allows it to form a building of an acceptable scale, whilst also being responsive to neighbouring properties, as such meets the objectives of the Suburban Design Guide SPD (SDG).

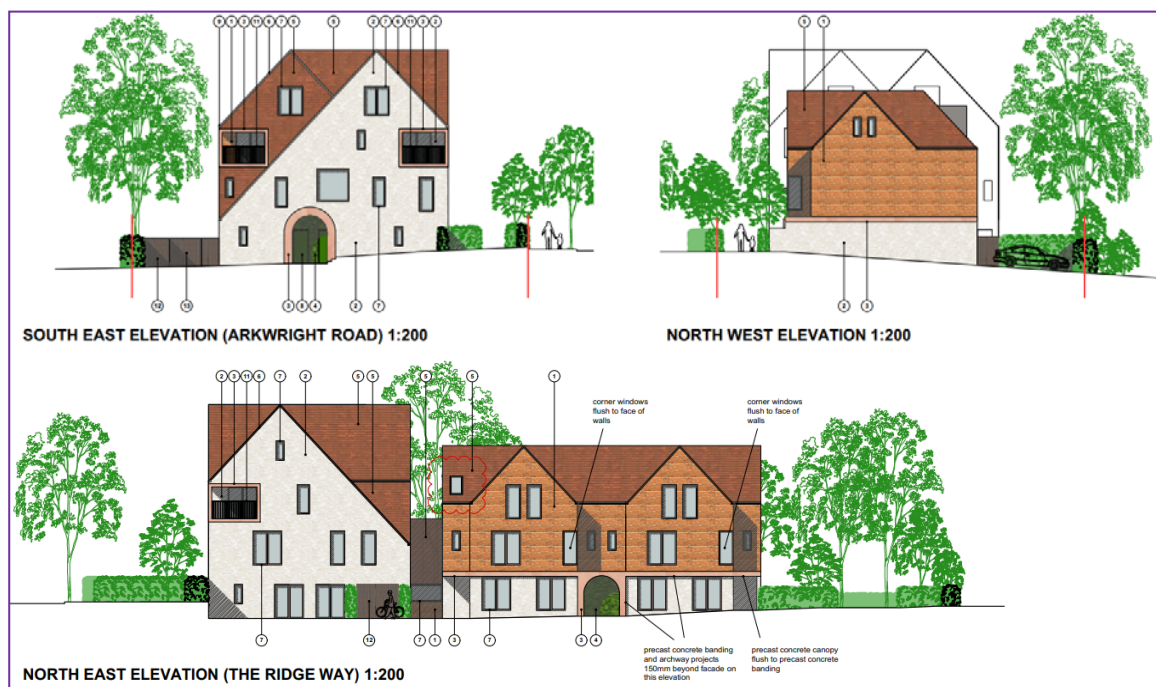


Figure 5: Proposed Streetscene Elevations

- 7.15 CLP Policy DM10.1 (a) requires the development pattern, layout and siting to respect that of the surrounding area. The proposed layout would be an L shape, which works well in the formation of an appropriate frontage along The Ridgeway and Arkwright Road. This is the formation of the existing

development on the site; therefore, the proposal would be consistent with the original building.

- 7.16 CLP Policy DM10.1 (b) requires proposal to respect the scale, height, massing, and density. The proposal would be set in from the boundary shared with No. 1 Arkwright Road by 5.3m and set in from the boundary shared with No. 60 The Ridge Way by 11.5m. This generous distance from the boundary is well in excess of the 1m recommended in the SDG and helps with the transition in scale from neighbouring properties, giving the development breathing space and preventing it from appearing overbearing, especially given the varied topography between the proposal site and No. 1 Arkwright Road.
- 7.17 Car parking would be primarily located to the north/north-west of the site from The Ridge Way, with 2no. spaces in the south/south-eastern side of the site, facing onto Arkwright Road. The existing site has a large side garden, which gives visual separation between the existing dwellinghouse and the neighbouring property at No. 60 The Ridge Way; the proposal scheme would have car parking situated in the area beside No. 60, therefore, this retains the visual separation of the buildings. This is demonstrated in the plans below, which show a comparison of the existing and proposed block plan.

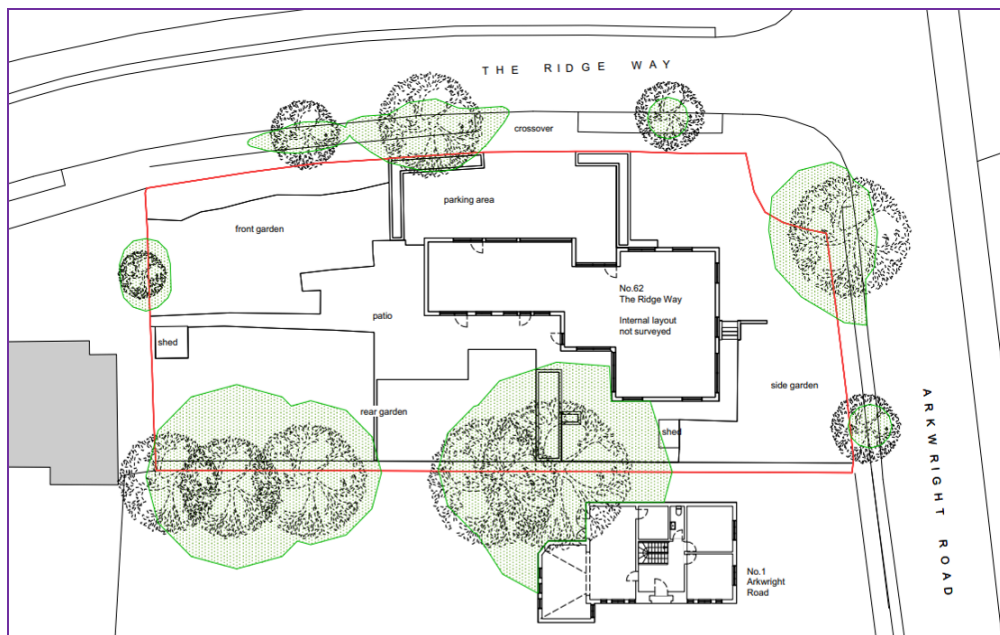


Figure 6: Existing Block Plan

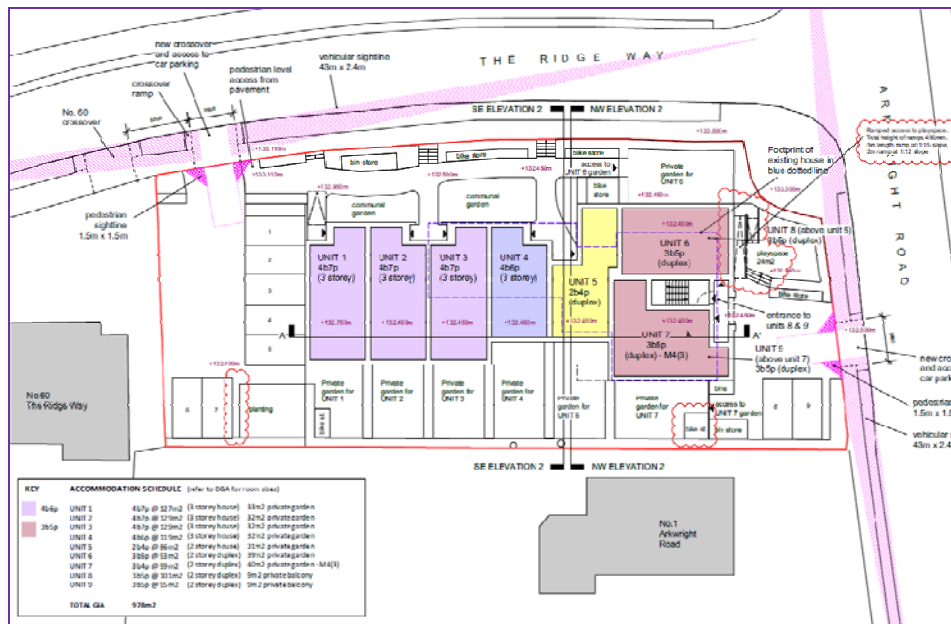


Figure 7: Proposed Block Plan

- 7.18 Architectural Expression: CLP policy DM10.1 (c) requires proposals to respect the appearance, existing materials and built and natural features of the surrounding area.
- 7.19 The Design and Access Statement (DAS) includes information on a contextual analysis carried out on the site and surrounding area. There is a clear rationale for how this has influenced the design, and how the design has progressed.
- 7.20 The proposed materials for the section of building facing Arkwright Road consists of platinum white bricks, with red clay tiles, and pink pre-case detailing on the balcony. The window frames would be a beige red. For the rear section of the building facing onto The Ridge Way, red brick would be incorporated, as well as the aforementioned materials. As well as this, the entrance way would have a green glazed tile. These materials are considered to be acceptable. The detail and the fenestration proportions are acceptable.

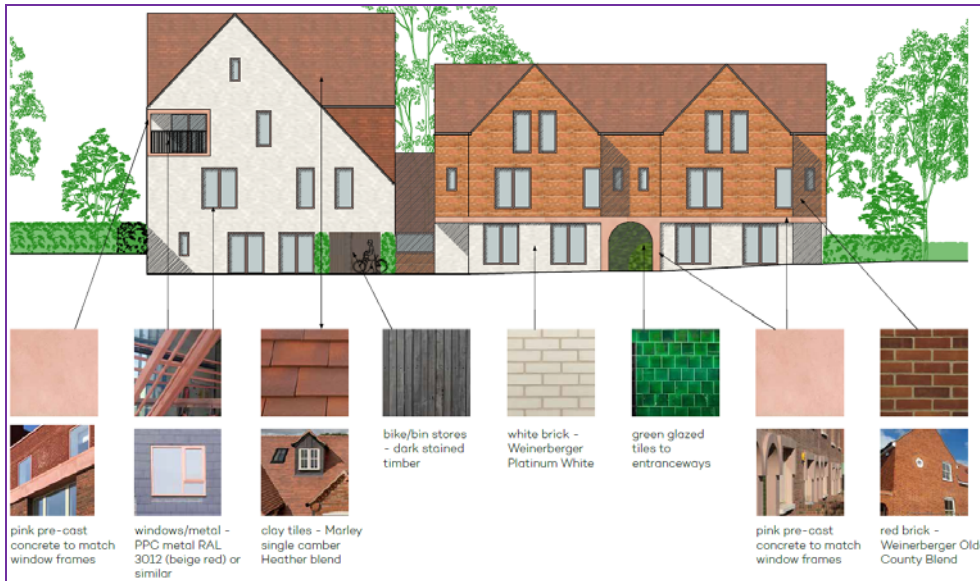


Figure 8: extract from the DAS showing materials

- 7.21 Full details on the external materials and finishes are secured via condition to ensure the final details are assessed prior to the construction of the development and are suitably high quality.
- 7.22 **Landscaping:** The site would have ample landscaping along the boundary shared with No. 1 Arkwright Road, facing onto Arkwright Road, and facing onto The Ridge Way; the quantum and placement of the landscaping would help blend the site into the area, which has a verdant character. There is some hardstanding proposed for both car parking areas, however, this is balanced well with adequate landscaping, to ensure the hardstanding does not dominate the appearance for the site. This has been split into two areas to help break up the areas of hardstanding and integrate better into the surrounding context.
- 7.23 It is worth noting that given the houses fronting The Ridge Way would be set at a slightly lower level than the road (up to a maximum 1m) with a proposed hedge to the frontage, the waste/recycling and cycle stores would be screened from the road. The waste/recycling and cycle stores fronting Arkwright Road would be at the same level as the road but screened by the proposed frontage hedging.
- 7.24 **Conclusion:** The design approach is considered in keeping with the character of Arkwright Road and The Ridge Way, in terms of design, height, scale, massing and layout and has an appropriate balance of landscaping.

Quality of accommodation

- 7.25 LP policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. CLP. policy SP2.8 also deals with quality and standards. The table below demonstrates the GIAs of each residential dwelling:

Unit	Provision	Min GIA	LP GIA	Storage	Amenity Space
1	4bedroom/7person	126.08sqm	121sqm	3.3sqm	23.63sqm
2	4bedroom/7person	128.69sqm	121sqm	3.3sqm	24.03sqm
3	4bedroom/7person	128.61sqm	121sqm	3.3sqm	24.3sqm
4	4bedroom/6person	118.28sqm	112sqm	3.32sqm	31.8sqm
5	2bedroom/3person	86.14sqm	70sqm	2.24sqm	32.52sqm
6	3bedroom/5person	92.21sqm	86sqm	2.19sqm	35.69sqm
7	3bedroom/4person	99.62sqm	84sqm	4.04sqm	35.03sqm
8	3bedroom/5person	100.3sqm	93sqm	3.41sqm	8.57sqm
9	3bedroom/5person	94.8sqm	93sqm	2.82sqm	8.52sqm

7.26 As shown on the table above, all units comply with LP standards on minimum floorspace areas, storage space, and amenity space. All bedrooms within the proposal comply with parts 2, 3, and 4 of policy D6 in relation to bedroom size standards. Each dwelling would also have a floor to ceiling height of 2.5m for at least 75% of the floor space of the entire dwelling. All of the dwellings are dual aspect, therefore adequate light levels and ventilation will be available. The storage space for unit 6 does not comply with policy (a 0.31sqm shortfall), as the required amount would be 2.5m, however, given that the total floor area for this unit exceeds the minimum GIA by over 6sqm as required by policy, there would be sufficient space for storage.

7.27 Due to the distances between dwellings within and properties outside of the development but in the immediate vicinity, and the orientation of the properties, the proposed occupiers would have adequate levels of privacy.

Amenity Space

7.28 CLP policy DM10.4c states: All proposals for new residential development will need to provide private amenity space that provides a minimum amount of private amenity space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter.

7.29 CLP policy DM10.4d states: All proposals for new residential development will need to provide private amenity space that all flatted development and developments of 10 or more houses must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator and as a set out in Table 6.2.

7.30 CLP policy DM10.5 states: In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will

also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

- 7.31 All of the units have adequate private amenity space, as demonstrated on the table above. Furthermore, there are areas of communal amenity space to the front of the dwellinghouses.
- 7.32 There would be a provision of 24.31sqm of playspace. The required amount of playspace for the site is 9.2sqm, which is to serve units 8 and 9 as all other properties have private rear gardens at ground floor. This provision is in accordance with table 6.2 of the CLP and policy DM10.4d; the proposal is considered to be acceptable in this regard.

Accessible Dwellings

- 7.33 LP policy D7 states that 10% of new build housing should meet Building Regulation requirement M4(3) 'Wheelchair User Dwellings'; and all other dwellings should meet the Building Regulation requirement M4(2) 'Accessible and Adaptable Dwellings' which requires step free access to all units and the facilities of the site.
- 7.34 The proposal includes one M4(3) unit, which is unit 7. The property has step-free access, and the floorplans demonstrate that a wheelchair user would be able to use the facilities within this property, as well as nearby cycle storage. There would also be one accessible car parking space; this would be located beside unit 7. In terms of the through floor lift provision, the Design and Access Statement outlines in Section 5 that the through floor lift space is located opposite the stair close to the entrance and would require a different dining room furniture layout to be adopted. The first floor complies with M4(3) from a planning perspective, requiring the installation of the through floor lift and minor internal works to be fully accessible, which is acceptable. A condition will secure this unit as fully wheelchair adaptable.
- 7.35 The dwellinghouses on this site and unit 6 are M4(2) compliant, in that these units all have step free access and the car parking area is at an acceptable gradient that would enable disabled users to navigate the site and access the dwellings. A compliance condition will be included to secure the provision of the M4(2).
- 7.36 Units 8 and 9 would not be step-free; the Planning Statement submitted with the application outlines that the installation of the lift and the associated service charges and maintenance costs would be disproportionate to the use of the 2 units. The supporting text to Policy H2 of the London Plan (small sites) states "*Homes located on the ground floor on minor developments should meet the requirements of Policy D7 Accessible housing. Homes that are not on the ground floor on minor developments can comply with the M4(1) standard, which does not require step-free access, where provision of step-free access would be unfeasible*". Given a lift would only serve two units out of a scheme for nine, combined with the floorspace it would require that could lead to a larger building proposed, officers accept that the provision is unfeasible in this scenario.

- 7.37 LP policy D12A states that in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The applicant has submitted a Fire Strategy Statement which provides details in relation to fire safety, specifically in relation to fire appliance positioning, evacuation assembly point, safety features and access. The quantum of information supplied at this stage is considered to be acceptable and complies with policy D12 of the LP. This matter will be finalised through the Building Regulations regime and a condition is imposed.
- 7.38 Overall, the standard of accommodation is considered to be acceptable, subject to conditions.

Neighbouring residential amenity

- 7.39 CLP policy DM10.6 states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 7.40 CLP Policy DM10.6c requires new developments to not result in direct overlooking of private space 10m perpendicular to the rear elevation of an existing neighbouring property.
- 7.41 Section 2.9.10 of the SDG outlines that there should be a minimum distance of 18m between a new dwelling and a third-party dwelling.

No. 1 Arkwright Road

- 7.42 This neighbouring property is situated to the west/south-west of the application site. The dwelling has no windows that face the application site at ground floor and 2no. windows at first floor; one serves a bathroom, and the other is a secondary window to a bedroom. These windows are 7.7m and 8m (respectively) from the side elevation of the proposal building. As existing, there is a space of 7.7m between the dwellinghouse and the neighbouring property; this spacing would be retained in the proposal scheme (see Figure 7 above).
- 7.43 The SDG outlines in section 2.9.3 that daylight and sunlight studies will not normally be required where a neighbour's window directly faces onto or over an application site in a manner that is considered un-neighbourly. These un-neighbourly windows place undue restraints on the development, and as such the light and outlook they receive will not receive significant protection. The window at first floor of No. 1 Arkwright Road which serves a habitable room is considered to be unneighbourly, in accordance with the SDG and therefore, it is not given significant protection. The neighbouring property is a dual aspect, two storey dwellinghouse, therefore, there would be adequate outlook and daylight available in the house, which does not rely on this window.
- 7.44 Given the distance of the properties to one another and taking into account the line of the existing building, which demonstrates the same distance from No. 1 Arkwright Road, it is considered that the proposal would not result in

loss of daylight. Due to the orientation of the properties in relation to the sun path, it is unlikely that there will be unacceptable overshadowing on this neighbour.

- 7.45 It is noted in the DAS that the windows at first floor of the proposed dwellings (including the linked section) of the application site would have opaque glass up to 1.7m above the internal floor level, to maintain privacy. Additionally, the dormers at second floor level would have a cill level of 1.7m above internal floor level. In relation to the proposed three storey building, there would be 2 windows at first floor level which both serve unit 7. The double bedroom would have obscured glass up to 1.7m of internal floor level; the window for the single bedroom would not have any obscured glazing, however this will be secured via condition as officers consider this to be necessary. Similarly, the terrace at second floor which faces No. 1 Arkwright Road shall have privacy screening implemented prior to occupation; this will also be secured via condition.
- 7.46 CLP policy DM10.6(c) outlines that proposals for development should not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling.

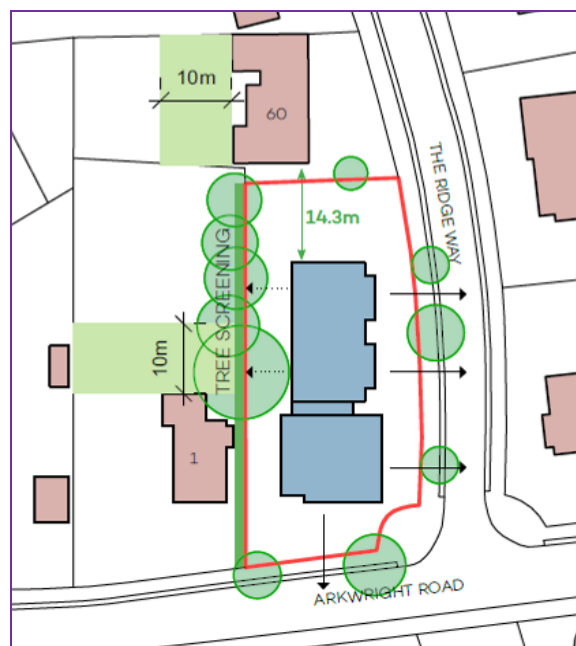


Figure 9: Diagram of 10m perpendicular outline

- 7.47 While the boundary treatment cannot be relied upon solely, given that the first floor and dormer windows would have opaque glazing up to 1.7m from internal floor level, this would ensure the privacy of the neighbouring property is protected.

No. 60 The Ridge Way

- 7.48 This neighbouring property is situated 14.2m from the flank of the proposal; there are windows at ground floor and two windows at first floor which directly face the application site. The proposal scheme would have two windows

facing No. 60 The Ridge Way; one which would serve a staircase and one which would serve a bathroom. Given that these are non-habitable rooms, a condition will be included to ensure they are finished with obscured glaze. There would be windows at second and third floor of the taller Arkwright Road block, which would be situated 36m from the flank of No. 60 The Ridge Way. Some of these windows also do not serve habitable rooms; there would be a total of seven windows and four of these would serve bedrooms, while the other three would serve stairwells and corridors. However, given the distance, these would not result in a loss of privacy.

- 7.49 As outlined above, section 2.9.3 of the SDG sets out that the light and outlook that unneighbourly windows receive will not receive significant protection. While the 25-degree BRE guideline would be breached in relation to the ground floor flank windows of No. 60, officers have applied the 25-degree angle to the first-floor windows and these are in compliance.

Other Surrounding Properties

- 7.50 It is considered that other properties in the vicinity of the site are of a sufficient distance to mitigate against any unacceptable amenity impacts.

Construction Impacts

- 7.51 It is acknowledged that with any build, whilst there may be slight disturbances and inconveniences for neighbouring properties, there are no grounds to refuse, and a Construction Logistics Management Plan shall be imposed to ensure neighbouring amenities are protected. In addition, under the Control of Pollution Act 1974, the council has a Construction Code of Practice which sets out when construction and demolition work can occur, and it is not expected that works will be permitted to take place out of these hours. This would be placed as an informative (in the event planning permission is granted) and a Construction Logistics Plan to be submitted as a pre-commencement condition.

Conclusion

- 7.52 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by spatial separation between neighbouring properties. Furthermore, the orientation of the proposed dwellings and the existing orientation of the surrounding neighbouring properties is favourable to mitigate adverse impacts, where the separation distances do not meet 18m. The proposal is considered to be acceptable in line with policy DM10.6 and the Suburban Design Guide 2019.

Trees and landscaping

- 7.53 LP Policy G7 and CLP policy DM10.8 and DM28 seek to retain existing trees and vegetation. CLP policy DM10.8 requires proposals to incorporate hard and soft landscaping. A full hard landscaping plan has been submitted, which includes details of hard surfacing materials, boundary fencing materials, decking materials. These details are considered to be good quality and would result in an enhanced environment.

- 7.54 There are several mature trees along the boundaries of the site, but situated outside of the red boundary and there are trees with a TPO within close proximity in the garden of No. 1 Arkwright Road. The application was submitted with an arboricultural impact assessment plan, tree protection plan, and a tree survey and constraints plan. The proposal seeks to retain all of the trees. Some pruning of the canopy of T6 would be required, however, this would be minor. Additionally, a small incursion into the root protection area (RPA) of T6 would also be required; this would not exceed 8% of the total area. It is considered that the method statement adequately outlines how this tree would be protected so that these works would not cause harm to the longevity of the tree.
- 7.55 The parking area in the north-west of the site would require an incursion on the RPAs of tree T2 and T3 by approximately 22% and 18% respectively. Excavations will be restricted to limit damage to these trees, and a permeable surface would be incorporated in the parking area to minimise the impact on these trees. The tree officer has reviewed the submitted information and has raised no objection. A condition will be included to secure compliance with the submitted tree documents.
- 7.56 CLP policy DM27 and LP policy G6 seek to protect and enhance biodiversity and outline that proposals should aim to secure net biodiversity gain. The site is not within a specific area of ecological interest, for example, a Site of Important Nature Conservation (SINC) or Site of Specific Scientific Interest (SSSI).
- 7.57 The Planning Statement submitted outlines that the site does not form, nor is it adjacent to, any land which is designated as having biodiversity value. The site as existing has low value; the proposal has an extensive soft landscaping scheme, which will enhance the green measures onsite.
- 7.58 It is noted that there have been objections following public consultation regarding the potential of slow worms on the site. These creatures are protected by law, and they are considered a Priority Species under the UK Biodiversity Action Plan; this means that they cannot be deliberately killed, injured, or traded in any way. The granting of planning permission does not exempt the applicants from this law. However, to ensure that this aspect is scrutinised prior to the commencement of any works on site, further details in the form of a Protected Species Site Survey with a clause to include an Impact Management Plan if species are found on or within close proximity to the site, will be secured via condition.
- 7.59 Overall, this aspect of the development is considered to be acceptable, subject to conditions.

Transport

- 7.60 The site has a Public Transport Accessibility Level (PTAL) of 0, on a scale where 0 is the worst and 6 is the best, which indicates poor access to public transport. The site is not within a Controlled Parking Zone and there are no on-street parking restrictions.

Access arrangements

- 7.61 The scheme would have two vehicular accesses; one on The Ridge Way (where there is an existing crossover) and on Arkwright Road. The cross overs would both measure 3m in width and visibility splays are demonstrated to the required standards are outlined on the plans with a 43mx2.4m visibility splay for vehicles and 1.5mx1.5m for pedestrians.
- 7.62 The proposal includes multiple pedestrian access into the site from The Ridge Way, with level access also included which is supported.
- 7.63 The access onto The Ridge Way will affect the verge which is 1.5m wide. The current adopted highway standards for vehicle accesses does not allow new crossovers where the verge is 1.5m or more to preserve the verge. There is a large area of verge being removed however, the existing crossover will be reinstated with verge which will off-set the new crossover.
- 7.64 While it would normally be required to limit vehicular access to one entrance/exit point onto a site, given the configuration of the development and desire to avoid most of one frontage being made into hardstanding, combined with the separation distance of the accesses from one another on separate roads over 10m from the junction, with The Ridge Way access relocated further from the junction than existing, it is considered to be acceptable in this situation.

Car Parking

- 7.65 LP Policy T6.1 suggests a provision of up to 1.5 spaces per dwelling for developments within this PTAL.
- 7.66 The proposal includes 9no. car parking spaces integrated within the development site. While this would be 1:1 parking, each unit would have a dedicated space. Furthermore, the LP standards outline the maximum requirement, with no minimum requirement, therefore, given that each unit would have 1no. parking space, a ground for refusal on this basis alone is not supported by officers.
- 7.67 Tracking diagrams have been submitted for each parking space; these confirm that manoeuvring into and out of the parking spaces can be achieved safely. Each car would have adequate space next to hedges and walls to alight safely.
- 7.68 A condition will be included to secure electric vehicle charging points, to ensure 20% active and 80% passive points are provided in line with CLP policy DM30 and LP policy T6.1.

Cycle parking

- 7.69 CLP Policy DM30 and LP policy T5 (and Table 10.2) requires the provision of a total of 18no. cycle parking spaces for residents, to accommodate 2no. cycle spaces per unit.
- 7.70 There are 16no. parking spaces provided throughout the site to serve units 2-6, and 8-9, with one store providing electric charging points. Units 1 and 7

would have 2no. cycle parking spaces each within their gardens; unit 7 would have ample space within the store for the provision of an accessible bike. Overall, this level of cycle storage provision is considered appropriate, given the development is for 9 houses.

- 7.71 Cycle lockers will be provided to house the bikes; this would not be considered appropriate as built cycle storage should be provided. Given that the locations of the cycles are acceptable, it is considered that notwithstanding the information submitted, details of the means of enclosure will be secured by condition.
- 7.72 Visitor cycle parking is not shown on the plans; it is considered to be appropriate to attach a condition to address this, as there is ample space throughout the site for this to be provided. In accordance with LP policy, only 2no. spaces are required on the site for this provision.

Obligations

- 7.73 A contribution of £13,500 will be secured via S106 agreement to contribute towards sustainable transport initiatives including on street car clubs with electric vehicle charging points (ECVPs) as well as general expansion of the EVCP network in the area in line with Local Plan policies SP8.12 and SP8.13. The funding will go towards traffic orders, signing, and lining of a potential car club bay, EVCP provision including electrics and set up costs for the car club. Funding will also be used for extension and improvements to walking and cycling routes in the area to support and encourage sustainable methods of transport.
- 7.74 It is recommended that car club membership is provided for each unit for a period of 3 years; this will be secured via S106 agreement.

Other Matters

- 7.75 A condition would be attached to require submission of a Construction Logistics Plan (CLP) and a condition survey of the surrounding footways and carriageway prior to commencement of works on site.

Conclusion

- 7.76 Overall, in terms of transport matters, the proposal is considered to be acceptable, subject to conditions regarding further information required on the cycle parking storage, and a Section 106 Agreement to secure a contribution of £13,500 for sustainable transport initiatives.

Waste / recycling facilities

- 7.77 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 7.78 There are two communal waste and recycling areas within the site; close to the entrance on The Ridge Way which would service the 5no. houses, and the other would be close to the entrance on Arkwright Road to service the remaining units. Each refuse area would have 1no. 240l garden waste bin, 1no. 240l food waste bin, 1no. 1280l recycling bin, and 1no. 1100l waste bin.

This is an overprovision, in accordance with the Waste and Recycling in Planning Policy Document August 2015 (Edited October 2018); however, this is considered acceptable. Details of the enclosures will be secured via condition.

- 7.79 There are two allocated communal spaces within the site for bulky waste; one of which is 4sqm, and the other is 6sqm. These are adequately sized and positioned for these purposes; this aspect is considered to be acceptable.

Flood risk and energy efficiency

Flood Risk and Sustainable Urban Drainage Systems (SuDS)

- 7.80 The applicant has submitted a Flood Risk Assessment and SuDS Strategy. The application site is situated in a site of low flood risk and located in flood zone 1. The existing areas at the site are existing hardstanding: 512sqm; existing permeable areas 754sqm. As proposed, the hardstanding areas will be 414sqm; and the permeable areas will be 852sqm. There would be an uplift of permeable and/or porous area. The FRA outlines that the scheme involves changes from an existing 40% impermeable site to one that is only 32% impermeable.
- 7.81 SuDS measures will be incorporated throughout the site, including green/sedum roofs, rain garden planters, and underground cellular soakaways. The required attenuation space to accommodate flows from the site has been calculated as 29m³. The submitted report outlines the intentions of the inclusion of SuDS measures for the development, with final details to be secured by condition.
- 7.82 Infiltration is considered to be suitable for the site (although infiltration testing needs to be carried out prior to commencement, secured by condition); it is recommended that the scheme could utilise a hybrid connection, such that a discharge to either ground soakaway or sewer (at a restricted rate) are both feasible. Rainwater harvesting is not proposed; however, the FRA recommends that rainwater pipes that do not drain to rain gardens on the site are fitted with water butts where feasible. Therefore the sustainable drainage approach follows Policy SI 13 of the London Plan 2021.

Energy efficiency

- 7.83 CLP policy SP6 requires development proposals to both achieve the national technical standard for energy efficiency in new homes.
- 7.84 The applicant has outlined in the Design and Access Statement that the proposal would comply with the energy hierarchy of the LP and would be in accordance with CLP policy SP6, as the development has been designed to achieve a reduction in CO₂ emissions beyond the Building Regulations Part L and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G. These aspects are secured via condition.

Other matters

- 7.85 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 7.86 All other planning considerations including equalities have been taken into account.

Conclusion

- 7.87 The proposal would optimise the housing potential via the redevelopment of the site, through the erection of a well-designed L shaped building. The scale and massing of the building are considered to be appropriate. The proposed scheme will provide a variety of housing types and sizes, contributing towards family-sized units within the borough and are of high quality with the necessary supporting amenities. There would be some impact on residential amenity for the local neighbouring properties, but this has been mitigated as far as possible. While the proposal would not provide the maximum car parking, it would provide 1:1 spaces, appropriate cycle parking and promote more sustainable transport methods, further enhanced by the terms of the Section 106 Agreement. The proposal will contribute to a biodiverse environment, through a comprehensive landscaping scheme with reduced hardstanding compared to the existing situation. A suitable SuDs approach has been followed.
- 7.88 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 terms.



01 - Existing Site Plan
1:500@A3



NOTE: This drawing is to be scaled for planning purposes only

Project: Firs Road
 Address: Braeside and Treetops, Firs Road
 Kenley CR8 5LG
 Client: indigoScott

Drawing: Existing Site Plan
FIR - OBA - 00 - 00 - DR - A - 0101 - PA
 Status: Planning OBA proj no: 353

rev	description	date
-- WIP	Planning	16/12/2021

ob
architecture.
 The Dispensary, 5-6 The Square, Winchester, SO23 9ES
 01962 865344 info@obarchitecture.co.uk www.obarchitecture.co.uk

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1.0 APPLICATION DETAILS

Ref: 21/06318/FUL
Location: Braeside and Tree Tops, Firs Road, Kenley, CR8 5LD
Ward: Kenley
Description: Demolition of two existing bungalows (Use Class C3) and the erection of four 2-storey plus roof level buildings comprising of 8 self-contained dwelling houses (Use Class C3) and associated landscaping, car and cycle parking and refuse storage.
Drawing Nos: FIR-OBA-00-00-DR-A-0100-PA (site location and site plan), FIR-OBA-00-00-DR-A-0101-PA (existing site plan), FIR-OBA-00-00-DR-A-0200-PA (existing ground floor plan), FIR-OBA-00-RF-DR-A-0201-PA (existing roof plan), FIR-OBA-00-EX GS-DR-A-0300-PA (existing section aa), FIR-OBA-00-EX GS-DR-A-0301-PA (existing section bb), FIR-OBA-00-EXGS-DR-A-0302-PA (existing section cc), FIR-OBA-00-EX GE-DR-A-0400-PA (existing west elevation), FIR-OBA-00-EXGE-DR-A-0401-PA (existing north elevation), FIR-OBA-00-00-DR-A-0102-PA (proposed site plan), FIR-OBA-00-00-DR-A-0250-PA (proposed ground floor plan), FIR-OBA-00-01-DR-A-0251-PA (proposed first floor plan), FIR-OBA-00-02-DR-A-0252-PA (proposed second floor plan), FIR-OBA-00-RF-DR-A-0253-PA (proposed roof plan), FIR-OBA-00-00-DR-A-0254-PA (proposed units 1 & 2 floor plans), FIR-OBA-00-00-DR-A-0255-PA (proposed units 3 & 4 floor plans), FIR-OBA-00-00-DR-A-0256-PA (proposed units 5 & 6 floor plans), FIR-OBA-00-00-DR-A-0257-PA (proposed units 7 & 8 floor plans), 1004-3LA-L-00-001 (hard and soft landscaping general arrangement), 1004-3LA-L-00-002 (landscaping illustrative plan), FIR-OBA-00-GS-DR-A-0350-PA (proposed section aa), FIR-OBA-00-GS-DR-A-0351-PA (proposed section bb), FIR-OBA-00-GS-DR-A-0352-PA (proposed section cc), FIR-OBA-00-GE-DR-A-0450-PA (proposed west elevation), FIR-OBA-00-GE-DR-A-0451-PA (proposed north elevation), FIR-OBA-00-GE-DR-A-0452-PA (proposed east elevation), FIR-OBA-00-GE-DR-A-0453-PA (proposed south elevation), FIR-OBA-00-GE-DR-A-0454-PA (proposed street scene west elevation), FIR-OBA-00-GE-DR-A-0455-PA (proposed street scene north elevation), FIR-OBA-00-00-DR-A-0501-PA (access drawing – part m4(3)), FIR-OBA-00-00-DR-A-0502-PA (proposed artist visualisation), FIR-OBA-00-00-DR-A-0503-PA (proposed artist visualisation), FIR-OBA-00-00-DR-A-0504-PA (proposed artist visualisation), FIR-OBA-00-00-DR-A-0505-PA (proposed artist visualisation).

Agent: Mr Mark Thomson

Applicant: Indigo Scott
Case Officer: Joe Sales

	3 beds	4 beds	5 bed	TOTAL
Existing	1	1		2
Proposed (all market housing)		1	7	8

Number of car parking spaces	Number of cycle parking spaces
9	18

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
- Application referred by Local Ward Councillor, Ola Kolade.

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 £12,000 for sustainable transport improvements and enhancements.

2.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

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

CONDITIONS

1. Commencement time limit of 3 years
2. Development to be carried out in accordance with the approved drawings and reports
3. In accordance with the drainage strategy
4. In accordance with the fire statement

Pre-commencement conditions

5. Submission of Construction Logistics Plan
6. Materials/details to be submitted
7. Refuse/Cycle store details
8. Tree protection

Pre-Occupation Conditions

9. Submission of detailed landscaping proposals including biodiversity enhancement improvements
10. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
11. Installation of EVCPs at 20% active and 80% passive
12. Visibility Splays
13. Development in accordance with accessible homes requirements M4(2) and M4(3)
14. Compliance with energy and water efficiency requirements

Other

15. Removal of permitted development rights
16. No new side facing windows to be allowed within side elevations
17. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Granted subject to a section 106 agreement
2. Community infrastructure levy
3. Code of practice for construction sites
4. Ecology
5. Works to highways
6. Construction logistics informative (in relation to condition 5)
7. Boilers
8. Refuse collection
9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

3.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for the demolition of two existing single family dwelling houses and the comprehensive redevelopment of both sites to provide four pairs of semi-detached dwellings totalling 8 new dwelling houses. It is proposed to provide two pairs of semi-detached dwellings along the existing frontage of the site fronting Firs Road and the other two pairs would be situated so that they would be facing onto Wattendon Road. The site would provide 9 car parking spaces that would be shared between two forecourt areas and accessed via Firs Road and Wattendon Road.
- 3.2 Each dwelling would have cycle storage (16 spaces in total) available within the rear gardens as well as a dedicated refuse store, and refuse collection points would be available to future occupiers within two separate locations.

3.3 The unit mix would comprise of the following:

- 1 x 4 bedroom 7 person
- 5 x 5 bedroom 7 person
- 2 x 5 bedroom 8 person



Figure 1-Proposed Development from Firs Road

Site and Surrounding

- 3.4 The application site comprises two existing detached bungalows located on the junction of Firs Road and Wattendon Road. The dwellings sit on the southern side of Firs Road and the eastern side of Wattendon Road. Both sites are served by existing crossovers located on Firs Road with front driveways which provide off-street car parking for the occupiers of the dwellings.
- 3.5 The area is suburban in character and the surrounding dwellings comprise of detached houses and bungalows with generous garden areas.
- 3.6 The site has a PTAL rating 1a (very poor) and is at very low risk of surface water flooding and whilst there are no policy designations directly associated with the application site, a woodland area to the west of the site is designated as metropolitan green belt and a site of nature conservation importance.
- 3.7 There are no tree preservation orders associated with the application site.



Figure 2-Aerial view of site

Planning History

- 3.3 11/02232/P Tree Tops, Firs Road, Kenley, CR8 5LD. Installation of two windows in existing garage and use as a one-bedroom granny annex. Permission Refused 26.09.2011
- 3.4 11/03067/P Erection of link extension and installation of two windows in existing garage and use as a one-bedroom granny annex. Permission Granted 19.12.2011
- 3.5 15/00556/P Erection of single storey rear extension. Permission Granted 06.04.2015

Pre-Application Advice

- 3.6 21/02987/PRE Demolition of the two existing bungalows (Class C3); erection of 9no. 4-bedroom dwellings (Class C3) associated car parking, cycle provision and external landscaping.

Other

- 3.7 It should be noted that amended drawings were received during the application period which made some minor amendments to the site layout to include refuse collection stores.

4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area and the need for housing nationally and locally.
- The proposal provides good quality accommodation for future residents.
- The design and appearance of the development would not harm the character of the surrounding area.
- The proposed landscaping scheme will result in an enhancement to the biodiversity of the site and wider area.
- The living conditions of adjoining occupiers would be protected from undue harm.
- The quantity of parking provision and impact upon highway safety and efficiency would be acceptable.

5.0 CONSULTATIONS

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

PLACE SERVICES (Council's ecological advisor)

- 5.2 Raised no objection subject to securing biodiversity enhancements through a suitably worded condition. (Officer comment: see condition 8)

6.0 LOCAL REPRESENTATION

- 6.1 The application was publicised by 6 letters of notification to neighbouring properties as well as a site notice which was erected outside of the site. The number of representations received in response to the consultation are as follows.

- 6.2 No of individual responses: 101 Objecting: 99 Supporting: 2

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

Objection	Officer comment
<i>Character and design</i>	
Overdevelopment of the site	Addressed in this report
Building is overbearing, too tall, out of character / not in keeping with the area/loss of garden/ internal layout	

Neighbouring amenity impacts	
Overlooking and privacy concerns	Addressed in this report
Impact on daylight/sunlight/loss of light to gardens	
Noise	
Parking and highways	
Insufficient parking will lead to overspill parking on surrounding road	Addressed in this report
Other	
No improvement to supporting infrastructure or public transport is proposed	A CIL contribution will be provided alongside a s.106 financial contribution to sustainable transport improvements.
Impact due to construction traffic	Addressed in this report. This is not a material planning consideration but a condition has been recommended to limit construction impacts.
Increased fire risk	Addressed in this report
Impact on wildlife/biodiversity	Addressed in this report
Impact on trees	Addressed in this report
Covenant restricts the use of sites as single dwelling houses.	Not a material planning consideration

6.5 Local Ward Councillor, Ola Kolade, objected to the proposed development and referred the planning application to be considered by planning committee. The councillor raised the following concerns in relation to the proposed development:

- Out of keeping with the area.
- Overdevelopment of the site.
- Impact of trees.
- Impact on the visual amenities of the street scene.
- Inadequate car parking provision and highways safety.

7.0 RELEVANT PLANNING POLICIES AND GUIDANCE

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

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

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

London Plan (2021):

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- S11 Improving air quality
- S12 Minimising greenhouse gas emissions
- S13 Energy infrastructure
- S112 Flood risk management
- S113 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018):

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

Supplementary Planning Documents/Guidance

- Croydon Suburban Design Guide SPD (2019) (officers note Mayor Perry's intention to revoke this guidance, but the SPD2 remains in place as of today and is a material consideration in the determination of relevant planning applications, such as this scheme)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Design and impact on the character of the area
- Quality of accommodation
- Impact on neighbouring residential amenity
- Trees and landscaping
- Ecology
- Access, parking and highways impacts
- Flood risk and energy efficiency
- Fire safety

Principle of Development

8.2 The existing use of the site is residential (C3) and as such the principle of redeveloping the site for residential purposes is acceptable in land use terms. Policy SP2.1 of the Croydon Local Plan (2018) applies a presumption in favour of development of new homes and Policy SP2.2 states that the Council will seek to deliver 32,890 homes between 2016 and 2036, with 10,060 of said homes being delivered across the borough on windfall sites. London Plan policy D3 encourages incremental densification to achieve a change in densities in the most appropriate way and policy H2 seeks to significantly increase the contribution of small sites to meeting London's housing needs. Given the above, the principle of intensifying the residential use of the existing site is acceptable although the amount and form of new homes will be subject to compliance with other policies.

8.3 Policies SP2.7 and DM1.1 set a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms and DM1.2 seeks to avoid a net loss of 3-bed family-sized homes in order to ensure that the borough's need for family sized units is met and that a choice of homes is available in the borough.

The proposed scheme would provide one 4-bedroom home and seven 5-bedroom homes so the strategic policy requirement is met.

- 8.4 This approach optimises the development potential across the sites, allows for better layout and appreciation of the site context and allows for a considered response. Therefore, the principle of development in terms of *land use* is acceptable and would be supported in policy terms.
- 8.5 The proposed scheme on the site for 8 homes would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

Design and impact on the character of the area

Height, scale, massing, layout and siting

- 8.6 Croydon Local Plan Policy DM10 states that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys, should respect:
- The development pattern, layout and siting;
 - The scale, height, massing, and density;
 - The appearance, existing materials and built and natural features of the surrounding area.
- 8.7 The front and rear building lines of the neighbouring properties are relatively informal and inconsistent. The proposed buildings would face the street, similar to the neighbouring buildings, and would respect the informal layout and siting of the buildings on the street.
- 8.8 Whilst the depth of the proposed buildings are slightly larger than the existing neighbouring dwellings, overall, the site coverage would respect the suburban character of the site which balances the amount of built form and green space which contributes positively to the area. The parking forecourt areas have been located in two small areas which has reduced the required amount of hardstanding needed to accommodate associated facilities required to accommodate the development such as parking, refuse and access, and also respects the existing layouts of front gardens containing driveways. Furthermore, the site has retained the open corner at the entrance of Wattendon Road which respects this feature and positive contribution to the street scene.
- 8.9 The proposals include four pairs of semi-detached dwellings across the site. Whilst it is noted that the development would result in a sub-division of the site, the built form would be spaced out across the site with breaks in between the built forms that would be consistent with the character of the surrounding area. This would also assist in breaking up the massing of the development which would also assist with the development integrating into the existing street scenes where gaps between dwellings are a common feature.



Figure 4-Proposed Site Plan

8.10 Policy DM10.1 seeks to achieve at least 3 storeys within new developments. The proposed development would use an asymmetrical design with bedrooms located in roof spaces, accommodating this policy requirement whilst also minimising the overall heights and eaves heights of the buildings to respect those of the adjacent buildings. This design approach would ensure that these are not read as typical semi-detached properties (which are typically symmetrical in style) but instead read as four detached, asymmetrical buildings which sit well within the street scene.

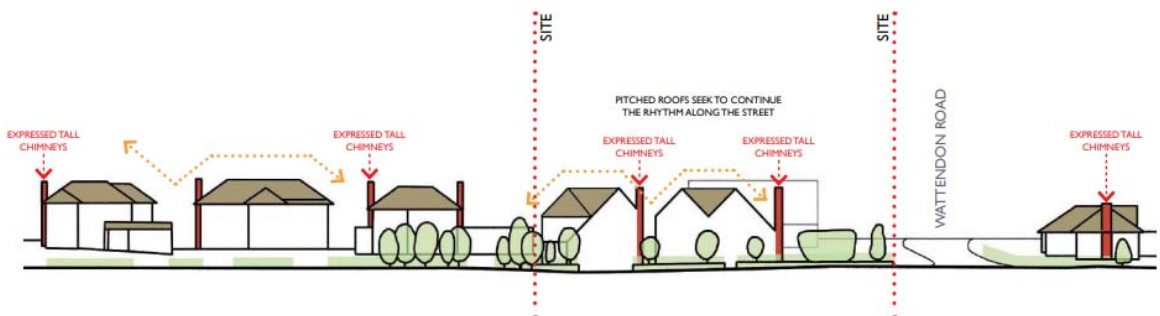


Figure 5-Proposed Roof Form (Firs Road)

8.11 The asymmetrical design also provides a roof form which is consistent with the local area. Local Plan Policy DM10.7 states that the roof form of development proposals should positively contribute to the local and wider area and design should be sympathetic to the surrounding local context. Asymmetrical roof

forms are identifiable as forming the character of the existing area and it is considered that the proportions of the roof are consistent with the surrounding properties. Overall, the scale and massing of the roof form is considered to be sympathetic and respects the existing roof form of the surrounding area which results in a form that is acceptable as the character of the existing area would not be harmed due to the roof form of the development.

- 8.12 The Croydon Suburban Design Guide supports designs which respond to the local character, and allows taller developments that are situated on corner plots of up to 5 storeys in some cases. In this case the proposal is not reliant on the Suburban Design Guide for support and is compliant with the Local Plan with or without the Suburban Design Guide.
- 8.13 The designs of the proposed dwellings are considered to be acceptable and in line with the objectives of the Croydon Local Plan. Overall, it is considered that the height, massing, scale and site layout of the proposed development, would be consistent with the aims and objectives of London plan Policy D3 and D4, Policy DM10 of the Croydon Local Plan and the relevant sections of the Suburban Design Guide.

Detailed design

- 8.14 The design principles of the proposed dwellings have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street scene. A cat slide roof feature is present each building and as mentioned within the previous section, this feature is considered to break up the massing of the elevation and provides definition so that the dwellings are read as detached buildings rather than semi-detached dwellings.
- 8.15 The roof form has been informed by a character analysis which identified that expressed tall chimneys are a common feature within the street scene. An interpretation of these have been included within the design of the development. Overall, it is considered that these contribute to the existing street scene well, whilst also working well with the asymmetrical roof forms of the proposed development. The chimneys and asymmetrical roof form provide architectural interest to the development site.
- 8.16 The proposed material palette would comprise of a red brick stock which would respect the local context of Firs Road and Wattendon Road. A second vertical brick banding is proposed at ground floor level and as part of the detailing around some of the external windows. These features are considered to break up the massing of the elevations which provide architectural definition and results in a positive contribution to the existing visual amenity of the street scene.

- 8.17 Clay hung pantiles are proposed for the roof and provide a clear distinction between the red brick and darker clay tiles which breaks up the façade of the building further. Metal frame windows are also proposed which are considered to be of a high quality which would contribute to the quality of the design of the proposed development.



Figure 6-Proposed Elevations (Firs Road/Wattendon Road)

- 8.18 Each dwelling will be accessed by a defined entrance way. Two entrances are proposed to reflect the arts and crafts architecture which currently contributes to the character of the area. One entrance will comprise a brick archway and the other would be a protruding open, rendered porch. Whilst the appearance of the buildings would appear as detached from the streetscene, it is considered that the defined entrances allow for each dwelling to be individually identified whilst also providing an attractive entranceway into the buildings that reflects the existing arts and crafts architectural styles that contribute to the character of the area.
- 8.19 Smaller details such as the dwarf wall to the front of the site would also be reflective of the boundary treatments of the surrounding area which are set in front of hedging. Features of the development such as this respond and contribute positively to the suburban character of the site.
- 8.20 All rainwater goods and downpipes would be concealed within the envelope of the built form which would result in an elegant elevation with little clutter which would be of a high-quality design.

- 8.21 Overall it is considered that the detailed design, architectural style and material palette would be in line and consistent with the aims and objectives of London plan Policy D3 and D4, Policy DM10 of the Croydon Local Plan and the relevant sections of the Suburban Design Guide.

Quality of Accommodation and internal layout

- 8.22 The National Design Guide states that well designed homes should be functional, accessible and sustainable. They should provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. Homes should meet the needs of a diverse range of users, taking into factors such as ageing population and cultural differences. They should be adequate in size, fit for purpose and adaptable to the changing needs of their occupants over time. London Plan Policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments. All proposed units comply with the minimum space standards and internal layouts provide hallways and adequate storage space.
- 8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area. All of the proposed dwellings are arranged traditionally in terms of their layouts with living accommodation located on the ground floor and living accommodation provided on the uppers floors. Each property would be dual aspect, with cross ventilation, providing greater flexibility in the use of rooms whilst also being better equipped for future adaptability. This would also provide sufficient daylight to enter the units whilst also providing a good level of outlook for the future occupiers of the development.
- 8.24 Good design promotes quality of life for the occupants and users of buildings. This includes function, buildings should be easy to use. It also includes comfort, safety and security. Amenity, privacy accessibility and adaptability. The development has been designed to provide accessible housing. The scheme would deliver 1 x M4(3) wheelchair user unit to exceed the 10% requirement set by the London Plan Policy D7, which will include the provision of 1 accessible car parking space on site. All other units will achieve M4(2) requirements to be 'accessible and adaptable' units.
- 8.25 Each dwelling would be afforded private amenity space in the form of a rear garden. Not only would these meet the space standards as set out within Local Plan Policy DM10.4, but the rear gardens also would provide a functional space that would provide a high quality of accommodation for future occupiers of the development.
- 8.26 Overall the proposal is considered to result in a high-quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space in accordance with Local Plan Policies SP2 and DM10 and London Plan policies D6, D7 and D12.

Impacts on neighbouring residential amenity

- 8.27 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.28 Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours on Wattendon Road, Hayes Lane, and Park Lane. The properties with the potential to be most affected are the neighbouring properties at numbers 62 Hayes Lane, Penbryn and 46 Wattendon Road and 37 and 62 Park Road.

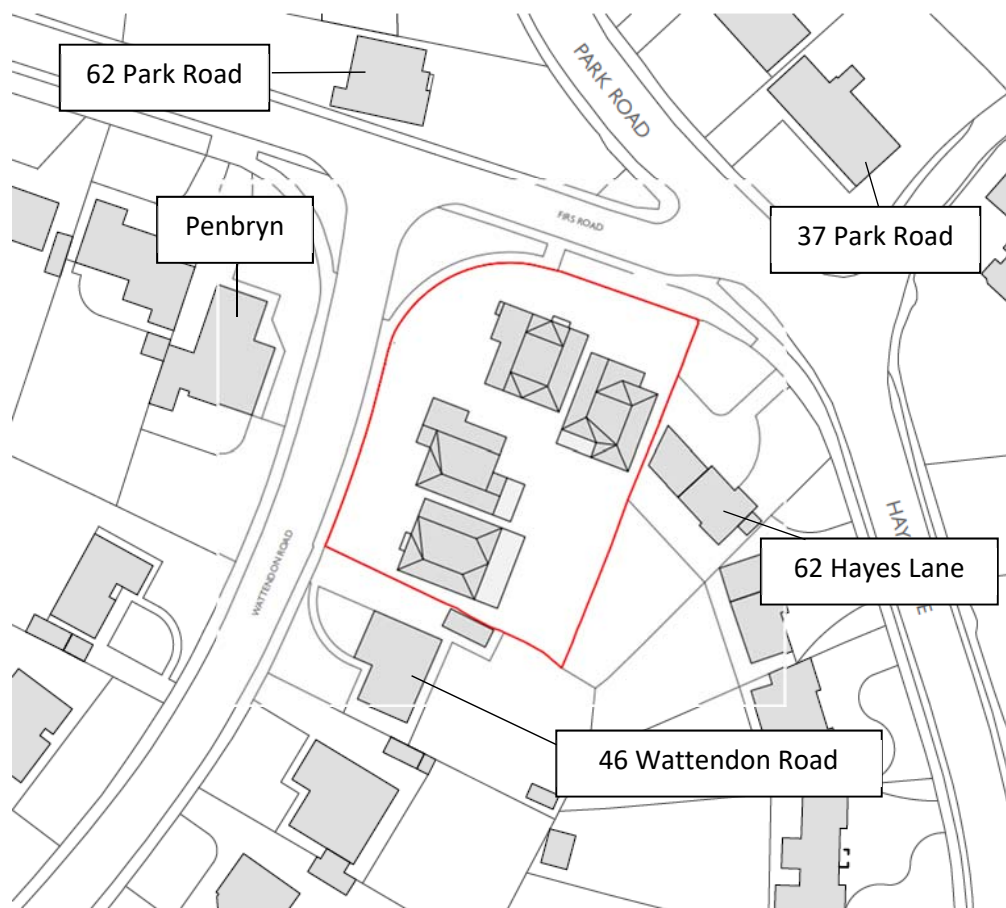


Figure 7-Neighbouring Properties

62 Hayes Lane and 42 Wattendon Road

- 8.29 The pairs of semi-detached dwellings situated at the front of the site addressing Wattendon Road and Firs Road would be situated in similar locations to the existing dwellings. Based on the submitted drawings, it can be demonstrated

that the proposals do not intersect the 45 degree lines in plan when measured from the nearest ground floor neighbouring habitable room windows.

- 8.30 With regards to the proposed height of the buildings at the front of the site and as noted previously, the built form is arranged over two stories with accommodation within the roof space. The Local Plan and the Suburban Design Guide encourages development of this height of development within such locations. Based on this policy position, and that the proposed height of the dwellings would be acceptable and in accordance with the relevant policy, it is considered that there would be minimal harm caused to the outlook privacy or amenity of the immediate adjoining occupiers.
- 8.32 Given the developments compliance with the separation distances and heights set out within the Local Plan and the Suburban Design Guide, overall, the proposals are not considered to result in significant harm to the outlook, privacy and amenity of the neighbouring properties.

Penbryn, Wattendon Road and 37 and 62 Park Road

- 8.33 The aforementioned addresses are situated on plots which are adjacent to the application site. Given the existing acceptable relationship between the two dwellings and the neighbouring properties, the proposed development is not considered to result in a development that would be significantly larger or taller that would disrupt the existing relationship. The amenities, outlook and privacy of the adjoining occupiers to the sites opposite the proposed development, would be protected and minimal harm would be caused to these neighbouring properties due to the height and scale of the proposed development.
- 8.34 The proposed development would not result in undue noise, light or air pollution uncommon to a residential area, as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful. Overall it is considered that the proposal complies with the requirements of Policy DM10.6 of the Local Plan.

Trees and landscaping

- 8.35 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping. Objections have been raised in relation to the clearance of the site which occurred prior to the applicant entering into pre-application discussions with the council. The development would result in the loss of 8 category C trees. 3 category B trees have been identified within the adjacent site however, the development would not affect the root protection areas of these trees. A landscaping plan has been submitted with the application which demonstrates that mitigation measures to provide replacement trees can be accommodated on the site.
- 8.36 The site now provides an opportunity to plant a number of new trees as part of a comprehensive landscaping scheme. It is proposed to plant in excess of 20 trees and with various shrubs introduced to the site as part of the landscaping proposals to soften the hardstanding. It is considered that the landscaping

proposals would positively contribute to the suburban character of the surrounding area. Overall, the proposed landscaping proposals are considered to provide a development that softens then proposed hardstanding to the rear of the site whilst also enhancing the biodiversity of the site.



Figure 7-Proposed Landscaping Plan

- 8.37 Further details on landscaping and tree protection will be required by conditions 7 and 8 for the proposal to be considered to comply with Local Plan policy DM10.8.

Ecology

- 8.38 Local Plan Policy DM27 seeks to protect existing ecology, whilst also incorporating biodiversity enhancements within new development. London Plan Policy G6 requires development proposals to manage impacts on biodiversity. The application was supported by a Preliminary Ecology Assessment which demonstrated that there would be no development impacts on any protected species as none were found during the on-site survey. The council's ecology advisor has been consulted on the application and confirmed that there would be no objection to the proposed development subject to achieving biodiversity enhancements on site.
- 8.39 Officers at the council are therefore satisfied that the information provided demonstrates that the development would not have an adverse impact on protected and priority species & habitats. Subject to the recommended condition that biodiversity enhancements are secured across the site, the development is considered acceptable in terms of mitigating the impact to

wildlife and biodiversity, compliant with Local Plan Policy DM27 and London Plan Policy G6.

Access, Parking and Highway Safety

- 8.40 The site has a Public Transport Accessibility Level (PTAL) of 1b which indicates extremely poor access to public transport. The site is approximately 1km away from Kenley train station. The London Plan requires a maximum of *up to* 1.5 car parking spaces per 3 bedroom dwellings or, for outer London locations, with a PTAL of 1b. This would equate to a maximum number of 12 car parking spaces allowed across the development site.

Access arrangements and car parking

- 8.41 The site would continue to use the existing access from Firs Road however, a secondary access is proposed off Wattendon Road to accommodate two parking areas of 3 and 6 parking spaces respectively. Each space would measure 2.4 metres by 4.8 meters wide (with one larger blue badge bay), swept path assessments have been undertaken using 4.8m long cars which demonstrates that the vehicles are able to enter and exit the site in forward gear.
- 8.42 The scheme proposes 9 on-site parking spaces, this would provide a ratio of just over 1 parking space per residential unit. Given the significant proportion of family units and that concerns have been raised about overspill parking, a parking stress survey has been submitted as part of the application using the Lambeth methodology. The three overnight surveys show an unrestricted parking stress of 10%, 9% and 9%. The surveys demonstrate an acceptable level of spare parking capacity exists within the survey area during the night-time residential peak, with significant levels of reserve capacity available. The proposed car parking provision is considered policy compliant and acceptable.
- 8.43 Representations raised concern over inadequate provision of parking spaces for 8 family dwellings, however as stated, the proposal meets the London Plan requirements by not exceeding the maximum number of parking spaces allowed for such a development. Furthermore, as a response to climate change and sustainable development, new developments should not provide excessive car parking for single family use, especially given that there is transport hub in the form of a train station within 1km of the site.
- 8.44 The applicant does not require planning permission to introduce a new crossover on to an unclassified road. In general terms having two parking crossovers on a corner site can give rise to concerns over pedestrian and vehicular movements close to such a junction, however given the existing low traffic levels of the area and low vehicle speeds, and the distance to the corner, this arrangement is considered acceptable. Given the constraints of the site the parking arrangements are acceptable in this instance. A condition has been recommended that requires the submission of details relating to the visibility splays of the development.

- 8.45 A condition will be attached to ensure 20% active electric vehicle charging points would be provided in line with policy DM30 and Policy T6.1 of the London Plan. The appropriate pedestrian and vehicular sightlines are shown on the site plan.
- 8.46 The car parking arrangements therefore comply with Local Plan policy DM30 and London Plan policy T6.
- 8.47 In order to control and minimise any disruption to the highways network during the construction of the development, details relating to the submission of a Construction Logistics Plan has been recommended and this should be submitted prior to the commencement of any works on site, including clearance and demolition.
- 8.48 A financial contribution of £12,000 will be secured through a Section 106 contribution that will go towards improvements to sustainable transport including but not limited to on street car clubs with EVCP's and/or highway changes such as on street restrictions or membership of car club for the units for 3 years. This is required because of the increased traffic generated from the increased number of units. This is in addition to the Community Infrastructure Levy payment.

Cycle parking

- 8.49 Policy DM30 and London Plan policy T5 and Table 10.2 would require provision of a total of 18 cycle parking spaces for residents and given the scale of development, there is no requirement for visitor cycle parking. Cycle parking has been located to the rear gardens of the proposed dwellings and given that the application is for single family dwelling houses each with separate rear garden access, this arrangement is considered acceptable. The pathways which have been provided ensure that the cycle stores could be accessed by wider cycles which would comply with the recommended guidance set out within Policy T5 of the London Plan.

Refuse / Recycling Facilities

- 8.50 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design and state that development should provide a space to accommodate temporary storage of waste generated from the development site. The bin stores are located within the rear gardens of the development and are of an appropriate size to accommodate the required bins. Furthermore, access routes are provided to each amenity space to allow easy transport of the receptacles to the refuse collection points on site. Section 2.29 of the Suburban Design Guide states that the collection point must be no more than 30m from the front door of the dwellings proposed. Each dwelling would be within this limit and the proposed refuse arrangement are therefore considered to be acceptable.
- 8.51 The location of bulky waste storage has also been provided within the site layout plan and is acceptable.

SuDs, Flood Risk and Energy Efficiency

- 8.52 The site is within flood zone 1 and is at very low risk of surface water flooding. The applicant has submitted a Flood Risk Assessment and Surface water Drainage Strategy in support of the application. The flood risk assessment has identified that the site is at low risk of all types of flooding.
- 8.53 Local Plan Policy DM25 states that: **DM25.3** Sustainable drainage systems are required in all development and should ensure surface run-off is managed as close to the source as possible; Accord with the London Plan Sustainable Drainage Hierarchy; achieve better than greenfield runoff rates; be designed to be multifunctional and incorporate sustainable drainage into landscaping and public realm to provide opportunities to improve amenity and biodiversity; achieve improvements in water quality through an sustainable drainage system management train; and be designed with consideration of future maintenance.
- 8.55 London Plan Policy SI 13 states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 8.56 The Flood Risk Assessment and Surface water Drainage Strategy has considered the drainage and SUDS hierarchy and identified feasible proposals in terms of implementing flood mitigation measures on sites. It has been identified that soakaways, due to the geology of the site would be suitable. Therefore, the proposed drainage strategy will seek to infiltrate surface water runoff to the Chalk strata within the site. An overflow to public surface water sewer will be provided in case siltation of the soakaway or blockage within the system. A Maximum flow of 2 l/s has been agreed with Thames Water The surface water storage will be confirmed at the detailed design stage, following in-situ soakage testing.
- 8.57 The proposed drainage is designed to ensure that flooding does not occur on any part of the site for the 1 in 30-year rainfall event and any flooding up to the 1 in 100-year plus 40% for climate change will be contained on site.
- 8.58 Currently, topography of site is shown within the submitted Flood Risk Assessment to potentially result in surface water run-off to other sites during heavy rainfall. This will be mitigated post-development through changing the gradient of the site and compartmentalising the site into a smaller parcel by multiple fences, managing surface water run-off within each garden and preventing it from flowing downstream. Therefore, the risk of surface water flooding from the site to others will be reduced as a result of the development by approximately 31% as a result of the proposed development during the 1 in 100-year rainfall including 40% climate change event.
- 8.59 The SUDS hierarchy identifies that rainwater butts, greens roofs, permeable surfacing and tanked systems would be appropriate SUDS measures that would be compatible with the development site. Based on the SuDS Hierarchy, the most appropriate SuDS considered for the development would be rainwater

butts, permeable paving infiltrating to the ground, with an overflow provided to Thames Water sewers.

- 8.60 The parking area and hardstanding will incorporate permeable paving and attenuation tanks below the parking forecourt areas which would drain to adjacent soft landscaping areas. The development also proposes water butts to the rear of the dwellings in order to harvest rainwater and in turn reducing surface water run-off.
- 8.61 Based on the submitted evidence and drainage strategy, it is considered that the proposed development would be policy compliant in providing a development that would achieve Greenfield surface water runoff rates.
- 8.62 A condition requiring compliance with the Drainage Strategy have been recommended and as such the development is considered to comply with Local Plan policy DM25 and London Plan policy SI13.

Energy efficiency

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

Fire Safety

- 8.64 London Plan Policy D12 required that development proposals should achieve the highest standards of fire safety at the earliest possible stage: *'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'*
- 8.65 The fire safety statement has been prepared with the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can be located to the front of the site on Firs Road and Wattendon Road further to this the properties benefit from extensive rear gardens and access to the front of the site that would offer easily accessible refuge for occupiers.
- 8.66 The buildings have been designed in such a way to minimise the spread of fire as outlined in the report. The buildings would be 13.6m from Firs Road and 11.5m from Wattendon Road, which is within the 45m distance that fire service vehicles should be able to access a property and so would be acceptable.
- 8.67 The proposed development will ensure that there will be viable access for firefighting equipment appropriate for the size of development. It is considered that the statement that has been submitted is sufficient to fulfil the requirements of D12.

Conclusion

- 8.68 The principle of development is acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.69 All other relevant policies and considerations, including equalities, have been taken into account.

Other matters

- 8.70 The development would be liable for a charge under the Community Infrastructure Levy (CIL).
- 8.71 All other planning considerations including equalities have been taken into account.

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.

18.04.2022 to 13.05.2022

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. :	19/03171/FUL	Ward :	Addiscombe East
Location :	R/O 173-179 Lower Addiscombe Road Croydon CR0 6PZ	Type:	Full planning permission
Proposal :	Erection of 5 x terraced dwellinghouses with associated car parking, amenity space, waste and cycle stores.		

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 21.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	21/04246/FUL	Ward :	Addiscombe East
Location :	47 Outram Road Croydon CR0 6XG	Type:	Full planning permission

Proposal : Alterations to front and side elevation of building involving installation of pipework, and to roof involving installation of flue

Date Decision: 25.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/05397/FUL	Ward :	Addiscombe East
Location :	2A Addiscombe Avenue Croydon CR0 6LH	Type:	Full planning permission

Proposal : Erection of part two/three-storey building to provide five (5) self-contained flats (Use Class C3) (following demolition of existing two-storey dwellinghouse and detached garage), Associated amenity, cycle parking and waste storage spaces, and Alterations

Date Decision: 22.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/00448/GPDO	Ward :	Addiscombe East
Location :	62 Addiscombe Avenue Croydon CR0 6LH	Type:	Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.69 metres and a maximum overall height of 3.7 metres

Date Decision: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. :	22/00609/LP	Ward :	Addiscombe East
Location :	41 Ashburton Avenue	Type:	LDC (Proposed) Operations edged
	Croydon		
	CR0 7JG		

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

Date Decision: 20.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/00719/FUL	Ward :	Addiscombe East
Location :	77 Capri Road	Type:	Full planning permission
	Croydon		
	CR0 6LJ		

Proposal : Erection of single storey rear extension, rear dormer and front roof lights and conversion to form 1 one bedroom and 1 four bedroom flats
Previously approved application - 06/05235/P

Date Decision: 28.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	22/00894/HSE	Ward :	Addiscombe East
Location :	118 Shirley Road	Type:	Householder Application
	Croydon		
	CR0 7LN		

Proposal : Erection of rear conservatory

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00937/GPDO	Ward :	Addiscombe East
Location :	2 Green Court Avenue	Type:	Prior Appvl - Class A Larger House Extns
	Croydon		
	CR0 7LD		

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 4 metres

Date Decision: 20.04.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. :	22/00995/LP	Ward :	Addiscombe East
Location :	39 Tenterden Road Croydon CR0 6NQ	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of a single storey rear extension		
Date Decision:	09.05.22		

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/01518/FUL	Ward :	Addiscombe East
Location :	Flat D 30 Northampton Road Croydon CR0 7HA	Type:	Full planning permission
Proposal :	Installation of roof lights to the front and rear roof slopes, to provide a loft extension to an existing flat		
Date Decision:	12.05.22		

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	21/02912/FUL	Ward :	Addiscombe West
Location :	Citylink House 4 Addiscombe Road Croydon CR0 5TT	Type:	Full planning permission
Proposal :	Demolition of existing building and redevelopment of the site to provide a part 14 storey and part 28 storey building with basement, comprising 498 co-living units and associated communal amenity spaces (Use Class Sui Generis), 84 residential units (Use Class C3), commercial space (Use Class E) and flexible commercial and community space (Use Class E/F1) at ground/mezzanine level, together with roof terraces and balconies, wheelchair accessible parking spaces, refuse and cycle storage and associated landscaping and public realm works including removal of subways. Works include stopping up of section of highway on Altyre Road and subway to No.1 Croydon, 12-16 Addiscombe Road under Section 247 of the Town and Country Planning Act 1990 (as amended) [Amended description]		

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 05.05.22

Permission Refused

Level: Planning Committee

Ref. No. :	21/04542/HSE	Ward :	Addiscombe West
Location :	29 Exeter Road Croydon CR0 6EH	Type:	Householder Application
Proposal :	Erection of single-storey outbuilding in rear garden to be used as an annex (following demolition of existing shed), and Associated alterations		

Date Decision: 06.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	21/04782/FUL	Ward :	Addiscombe West
Location :	86 Lower Addiscombe Road Croydon CR0 6AB	Type:	Full planning permission
Proposal :	Alterations to front and west-facing side fenestrations of the building involving replacement of white sash windows with white double-glazed timber-framed sash windows		

Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00285/LP	Ward :	Addiscombe West
Location :	18 Fullerton Road Croydon CR0 6JD	Type:	LDC (Proposed) Operations edged
Proposal :	Proposed loft conversion with roof extensions to main roof and rear outrigger.		

Date Decision: 20.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	22/00369/HSE	Ward :	Addiscombe West
Location :	15 Jesmond Road Croydon CR0 6JR	Type:	Householder Application
Proposal :	The erection of a hip to gable and rear dormer.		

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00564/GPDO **Ward : Addiscombe West**
Location : 21 Northway Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 6JG

Proposal : Demolition of the existing rear extension and 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: 25.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/00760/DISC **Ward : Addiscombe West**
Location : 40-60, 42 & 42A Cherry Orchard Road Type: Discharge of Conditions
Croydon
CR0 6BA

Proposal : Discharge of Condition 1 Parts I (External facing materials) and II (sectional drawings of details) - in relation to standing seam cladding as alternative to the VitraDual cassette system previously discharged - attached to planning permission 18/03320/FUL for the Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses (as amended by 20/00570/NMA and 20/06484/NMA)

Date Decision: 09.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00764/TRE **Ward : Addiscombe West**
Location : 125 Turnpike Link Type: Consent for works to protected
Croydon trees
CR0 5NU

Proposal : T1 Honey Locust - Fell
(T5 on TPO 23, 2016)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 25.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00947/DISC **Ward : Addiscombe West**
Location : 5 Albert Terrace **Type: Discharge of Conditions**
Dartnell Road
Croydon
CR0 6JA

Proposal : Discharge of condition 3 (cycle / bin store and security light) and condition 4 (hard landscaping) of planning permission 21/00794/FUL for the conversion of building to form three flats. Alterations. Erection of rear/side ground floor extension and rear balcony at first floor. Provision of ground floor bay window to the front elevation. Provision of new roof to rear outrigger. Erection of dormer roof extension in rear roof slope and rooflight windows in front roof slope. Provision of associated landscaping, refuse storage and cycle storage.

Date Decision: 28.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01036/GPDO **Ward : Addiscombe West**
Location : 14 Davidson Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 6DA

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 2.62 metres and a maximum overall height of 2.62 metres

Date Decision: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01145/CAT **Ward : Addiscombe West**
Location : 91 Clyde Road **Type: Works to Trees in a**
Croydon **Conservation Area**
CR0 6SZ

Proposal : T1 Conifer - Fell
2. Cutting off two branches of oak tree at 89 Clyde Rd that overhangs to garden of 91 Clyde (separate application to follow). One branch is not safe and second is broken
3. Reducing size of conifer next to back fencing by half

Date Decision: 21.04.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01243/CAT **Ward : Addiscombe West**
Location : 89 Clyde Road **Type: Works to Trees in a**
Croydon **Conservation Area**
CR0 6SZ

Proposal : T1 Oak: cut off 2 branches of oak tree situated in back garden of 89 Clyde Rd.

Date Decision: 22.04.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03413/FUL **Ward : Bensham Manor**
Location : 304-306 Bensham Lane **Type: Full planning permission**
Thornton Heath
CR7 7EQ

Proposal : Demolition of existing buildings, erection of a five storey building (plus part lower ground floor) fronting Bensham Lane and the erection of three storey building (including lower ground floor), with a total of 75 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping, refuse and cycle storage (amended description).

Date Decision: 06.05.22

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

Level: Delegated Business Meeting

Ref. No. : 21/05154/LP **Ward : Bensham Manor**
Location : 44 Bridport Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7QG

Proposal : Use of existing conservatory as a kitchen to the existing house and associated works.

Date Decision: 09.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01229/GPDO **Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 38 Braemar Avenue
Thornton Heath
CR7 7RG
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 2.6 metres and a maximum height of 3.88 metres

Date Decision: 05.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01298/GPDO
Location : 113 Nutfield Road
Thornton Heath
CR7 7DR
Ward : **Bensham Manor**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.92 metres and a maximum height of 3.15 metres

Date Decision: 11.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/00398/HSE
Location : 126 Onslow Road
Croydon
CR0 3NL
Ward : **Broad Green**
Type: Householder Application

Proposal : Retrospective application for the retention of single storey rear extension. (Amended)

Date Decision: 21.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01385/DISC
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Former Stewart Plastics Factory Site, Type: Discharge of Conditions
Waddon Marsh Way, Croydon CR9 4HS;
Including Adjacent Hardstanding, Part Of
Latham's Way, Part Of The Car Parking Area
At Valley Retail Park, Part Of Hestermann
Way, And Part Of Waddon Marsh Way.

Proposal : Discharge of condition 11 (contamination) of planning permission 18/02663/FUL for the demolition of the existing buildings, hardstanding and car parking on the site. The erection of up to 11,398sqm (GEA) of new floorspace, arranged as 3no. 1-2 storey buildings for industrial, warehousing and ancillary use (Use Classes B1b, B1c, B2 and/or B8); a single storey security hut; and a single storey substation. The construction of a new road linking Hesterman Way to Purley Way via Waddon Marsh Way. Reconfiguration of car park spaces (with 13 additional spaces), external landscaping, 1.8-3.0m high boundaries, access gates, freestanding bin stores, plant and equipment, covered cycle stores, service yards and associated works.

Date Decision: 28.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06185/LP Ward : **Broad Green**
Location : Flat 1 - 35, 1 Bensham Lane Type: LDC (Proposed) Operations
Croydon edged
CR0 2RU

Proposal : Planned Remedial Works to building to include: Temporary removal of the existing cladding; Replacement of the existing K15 insulation and cavity barriers with Rockwool Duoslab insulation and Siderise cavity barriers. Reinstatement of the original cladding.

Date Decision: 29.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00480/ADV Ward : **Broad Green**
Location : Outside 341 London Road Type: Consent to display
Croydon advertisements
CR0 3PA

Proposal : Advertising as part of a new bus shelter.

Date Decision: 03.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00498/ADV
Location : Outside 187 London Road
Croydon
CR0 2RJ

Ward : Broad Green
Type: Consent to display
advertisements

Proposal : Small Format Advertising

Date Decision: 28.04.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00691/HSE
Location : 11 Westcombe Avenue
Croydon
CR0 3DE

Ward : Broad Green
Type: Householder Application

Proposal : Erection of rear dormer and front rooflights.

Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00786/HSE
Location : 79 Pemdevon Road
Croydon
CR0 3QR

Ward : Broad Green
Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00812/FUL
Location : Flat 1 - 35
1 Bensham Lane
Croydon
CR0 2RU

Ward : Broad Green
Type: Full planning permission

Proposal : Cladding remediation works to improve fire safety

Date Decision: 06.05.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01002/GPDO **Ward : Broad Green**
Location : 33 Westcombe Avenue Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 3DE

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: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01022/FUL **Ward : Broad Green**
Location : 18 Farquharson Road Type: Full planning permission
Croydon
CR0 2UH

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

Date Decision: 06.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01066/HSE **Ward : Broad Green**
Location : 39 Sutherland Road Type: Householder Application
Croydon
CR0 3QH

Proposal : Erection of two-storey side extension.

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01100/HSE **Ward : Broad Green**
Location : 95 Mitcham Road Type: Householder Application
Croydon
CR0 3NA

Proposal : Erection of single-storey side extension and part one, part two storey rear extension.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01128/GPDO
Location : 39 Sutherland Road
Croydon
CR0 3QH

Ward : Broad Green
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: 27.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01156/ADV
Location : 22 Hesterman Way
Croydon
CR0 4YA

Ward : Broad Green
Type: Consent to display
advertisements

Proposal : The installation of 5 No. digital freestanding signs and a 15" digital booth screen

Date Decision: 12.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01501/LP
Location : 153 Handcroft Road
Croydon
CR0 3LF

Ward : Broad Green
Type: LDC (Proposed) Operations
edged

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

Date Decision: 06.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/01297/FUL

Ward : Crystal Palace And Upper

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Norwood

Location : Land R/O 58 - 60 Westow Hill And Land Rear Of 62 Westow Hill.
Upper Norwood
London
SE19 1RX

Type: Full planning permission

Proposal : Demolition of existing rear ancillary storage building to former Plumbase store, erection of a three storey building comprising 1 three bedroom flat and 4 one bedroom flats, provision of associated amenity space, refuse storage and cycle storage.

Date Decision: 04.05.22

Permission Refused

Level: Planning Committee

Ref. No. : 21/01825/DISC

Ward : **Crystal Palace And Upper Norwood**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Facing Materials) of LPA ref: 19/02677/FUL (Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwellinghouses and associated vehicular access, parking, and landscaping)

Date Decision: 11.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05083/GPDO

Ward : **Crystal Palace And Upper Norwood**

Location : 1-30 Eskmont Ridge
Upper Norwood
London
SE19 3PZ

Type: Prior Appvl - Class AB upto 2 storeys

Proposal : Application for Notification of Prior Approval of the GPDO 2015 - Schedule 2, Part 20, Class A for erection of additional storey to form 6 flats (1 studio flat, 3 x 1 bed, 2 x 2 beds flats)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 21.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. :	21/05562/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	48 Maberley Road Upper Norwood London SE19 2JA	Type:	Full planning permission
Proposal :	Demolition of existing dwelling house and construction of new replacement building comprising 8 residential flats with associated cycle parking, waste stores and landscaping.		

Date Decision: 03.05.22

Permission Refused

Level: Planning Committee

Ref. No. :	21/05603/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	Flat 2, 1 Essex Grove Upper Norwood London SE19 3SX	Type:	Full planning permission
Proposal :	Replacement of the existing uPVC double glazed windows with new uPVC double glazed windows.		

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	21/06023/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	34 South Vale Upper Norwood London SE19 3BA	Type:	Householder Application
Proposal :	Demolition of existing conservatory and replacement with erection of single storey rear extension.		

Date Decision: 29.04.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00456/ADV **Ward : Crystal Palace And Upper Norwood**
Location : The Sparrowhawk **Type: Consent to display advertisements**
2 Westow Hill
Upper Norwood
London
SE19 1RX
Proposal : Installation of two sets of externally illuminated fascia text and erection of externally illuminated projection sign.

Date Decision: 10.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00687/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 38 Downsview Road **Type: Householder Application**
Upper Norwood
London
SE19 3XB
Proposal : Erection of hip to gable roof extensions with two roof lights to the front roof slope and rear dormer

Date Decision: 25.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00716/DISC **Ward : Crystal Palace And Upper Norwood**
Location : 22 Preston Road **Type: Discharge of Conditions**
Upper Norwood
London
SE19 3HG
Proposal : Details pursuant to the discharge of conditions 2 (materials), 3 (Bins, cycle store, boundaries) and 4 (landscaping) from planning application 18/03578/FUL for 'Demolition of existing garage. Erection of detached 3-bed dwelling.'

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 29.04.22

Approved

Level: Delegated Business Meeting

Ref. No. :	22/00766/HSE	Ward :	Crystal Palace And Upper Norwood
Location :	84 Spa Hill Upper Norwood London SE19 3TZ	Type:	Householder Application

Proposal : Erection of single storey side and rear extension.

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00771/LP	Ward :	Crystal Palace And Upper Norwood
Location :	17 Grange Gardens South Norwood London SE25 6DL	Type:	LDC (Proposed) Operations edged

Proposal : Conversion of existing garage and erection of single-storey side and rear extension

Date Decision: 20.04.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	22/00838/LP	Ward :	Crystal Palace And Upper Norwood
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: 25.04.22

Certificate Refused (Lawful Dev. Cert.)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/00902/GPDO
Location : 54 Church Road
Upper Norwood
London
SE19 2EZ
Ward : **Crystal Palace And Upper Norwood**
Type: Prior Appvl - Class E to (dwellings) C3
Proposal : Change of use of rear of building at ground floor level from vacant office (Use Class E) to 1-bed dwelling (Class C3) - Prior Approval under Class MA, Part 3, Schedule 2 of the GPDO 2015.

Date Decision: 29.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01087/CAT
Location : Woodcote House
141 Auckland Road
Upper Norwood
London
SE19 2RR
Ward : **Crystal Palace And Upper Norwood**
Type: Works to Trees in a Conservation Area
Proposal : 01 & 02 Poplar - Fell
03 Conifer - Fell

Date Decision: 21.04.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01211/CAT
Location : 7 Ovet Close
Upper Norwood
London
SE19 3RX
Ward : **Crystal Palace And Upper Norwood**
Type: Works to Trees in a Conservation Area
Proposal : T1 Robinia - Fell

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01220/NMA **Ward : Crystal Palace And Upper Norwood**

Location : 8 Auckland Close
Upper Norwood
London
SE19 2DA
Type: Non-material amendment

Proposal : Non-material amendment (reduction in scale) linked to planning application 21/02853/HSE for Alterations, erection of replacement roof, installation of timber cladding and installation of replacement windows and doors to existing detached garage/workshop and conversion of existing garage to office/gym/utility room/shed/storage area.

Date Decision: 28.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01265/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 38 Westow Street
Upper Norwood
London
SE19 3AH
Type: Works to Trees in a Conservation Area

Proposal : T1 Sycamore. Fell
T2 Portuguese Laurel. Reduce height by 3m and reshape

Date Decision: 22.04.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01327/PDO **Ward : Crystal Palace And Upper Norwood**

Location : Telephone Exchange
Church Road
Upper Norwood
London
SE19 2QW
Type: Observations on permitted development

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Installation 5G electronic communications apparatus at Beulah Hill

Date Decision: 26.04.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01382/LP

Ward : Crystal Palace And Upper Norwood

Location : 10 Waddington Way
Upper Norwood
London
SE19 3XJ

Type: LDC (Proposed) Operations edged

Proposal : Conversion of garage into habitable room

Date Decision: 12.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/02291/FUL

Ward : Coulsdon Town

Location : 18 The Grove
Coulsdon
CR5 2BH

Type: Full planning permission

Proposal : Demolition of the existing house and erection of a three storey plus lower ground floor level detached building comprising of 8 flats together with car parking spaces, communal amenity space, cycle parking spaces, refuse / recycle facilities and associated landscaping

Date Decision: 05.05.22

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

Level: Planning Committee

Ref. No. : 22/00228/HSE

Ward : Coulsdon Town

Location : 5 The Vale
Coulsdon
CR5 2AU

Type: Householder Application

Proposal : Alterations, erection of single storey side extension including roof extension forming catslide roof.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00317/HSE	Ward :	Coulsdon Town
Location :	424 Chipstead Valley Road Coulsdon CR5 3BJ	Type:	Householder Application
Proposal :	Partial demolition of existing rear single storey extension; erection of single storey rear extension with associated internal alterations.		

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00483/FUL	Ward :	Coulsdon Town
Location :	155A Brighton Road Coulsdon CR5 2NH	Type:	Full planning permission
Proposal :	Change of Use from Sui Generis to Class E for purposes of use as 1-1 and 2-1 Personal Training Studio.		

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00636/HSE	Ward :	Coulsdon Town
Location :	56 Stoats Nest Village Coulsdon CR5 2JN	Type:	Householder Application
Proposal :	Alterations, erection of single/two storey rear extension and patio area at rear		

Date Decision: 09.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00654/DISC	Ward :	Coulsdon Town
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Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Warehouse Type: Discharge of Conditions
330B Chipstead Valley Road
Coulsdon
CR5 3BE

Proposal : Discharge of conditions 3 (external facing materials), 4 (landscaping), 6 (waste management strategy) and 10 (construction logistics plan) attached to planning permission 20/03766/CONR for variation of condition 2 (approved drawings) attached to planning permission 19/03559/FUL for Demolition of existing warehouse (Flexible Use Class B1b/B1c/B2/B8) and erection of a three storey building consisting of 1 x 3 bedroom and 2 x 2 bedroom units with associated cycle/waste stores, car parking and landscaping.

Date Decision: 11.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00834/HSE Ward : **Coulsdon Town**
Location : 9 Howard Road Type: Householder Application
Coulsdon
CR5 2EB

Proposal : Alterations; erection of first floor rear extension

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00870/HSE Ward : **Coulsdon Town**
Location : 25 Woodplace Lane Type: Householder Application
Coulsdon
CR5 1NE

Proposal : Demolition of existing two storey rear extension / conservatory and erection of new part single, part two storey rear extension

Date Decision: 27.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01098/GPDO Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 48 Stoats Nest Village
Coulsdon
CR5 2JN
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.05 metres with a maximum height of 3.55 metres

Date Decision: 27.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01183/NMA
Location : 8 The Netherlands
Coulsdon
CR5 1ND
Ward : **Coulsdon Town**
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 21/03844/HSE (Alterations; Conversion of existing garage to habitable accommodation and erection of single storey rear extension)

Date Decision: 20.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01299/GPDO
Location : 391 Chipstead Valley Road
Coulsdon
CR5 3BU
Ward : **Coulsdon Town**
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 13.05.22

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 22/01773/PDO
Location : Imperial House
Redlands
Coulsdon
CR5 2HT
Ward : **Coulsdon Town**
Type: Observations on permitted
development

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Removal of 3 No. antennas and the installation of 3 No. replacement antennas on the existing 20m lattice tower. Removal of 1 No. cabinet and the installation of 2 No. replacement cabinets within the existing compound.

Date Decision: 10.05.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 20/01842/DISC

Ward : Fairfield

Location : 21-27 Sheldon Street
Croydon
CR0 1SS

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials) and 4 (Contaminated Land) of planning application reference: 18/05680/CONR (Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking).

Date Decision: 29.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 20/03353/DISC

Ward : Fairfield

Location : 21-27 Sheldon Street
Croydon
CR0 1SS

Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (LLFA Condition) of LPA ref: 18/05680/CONR (Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three)

Date Decision: 13.05.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 21/01616/FUL **Ward : Fairfield**
Location : Land Rear Of 83 Lansdowne Road Type: Full planning permission
Croydon
CR0 2BF

Proposal : Construction of two storey building containing two self-contained flats

Date Decision: 06.05.22

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

Level: Delegated Business Meeting

Ref. No. : 21/03856/CONR **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Removal of Condition
College Road
Croydon, CR0 1PF

Proposal : Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works) to allow for amended parking arrangements including reduction in spaces, amended rooftop amenity arrangements with additional plant and removal of benches in corridors

Date Decision: 09.05.22

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

Level: Delegated Business Meeting

Ref. No. : 21/04181/CONR **Ward : Fairfield**
Location : 21 - 27 Sheldon Street Type: Removal of Condition
Croydon
CR0 1SS

Proposal : Application to vary Condition 1 (approved plans) of LPA reference: 19/05985/CONR (Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking (amended description))

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 29.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04182/CONR **Ward : Fairfield**
Location : 21 - 27 Sheldon Street **Type: Removal of Condition**
Croydon
CR0 1SS

Proposal : Application to vary Condition 1 (approved plans) and Condition 2 (Materials) of LPA reference: 19/05985/CONR (Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking (amended description)) (Amended description)

Date Decision: 29.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/04236/CONR **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Removal of Condition**
College Road
Croydon, CR0 1PF

Proposal : Removal of condition 42 (requirement for petrol interceptor) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)

Date Decision: 09.05.22

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

Level: Delegated Business Meeting

Ref. No. : 21/04923/FUL **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 72 North End
Croydon
CR0 1UJ
Type: Full planning permission
Proposal : Installation of new shopfront and roller shutter; extract flue ducting and new plant.

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04924/ADV
Location : 72 North End
Croydon
CR0 1UJ
Type: Consent to display advertisements
Ward : **Fairfield**
Proposal : Externally illuminated fascia and projecting signs

Date Decision: 10.05.22

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/05856/FUL
Location : Meridian House
11 Wellesley Road
Croydon
CR0 2NW
Type: Full planning permission
Ward : **Fairfield**
Proposal : Use of part of the ground floor as a means of access to and alterations and flexible change of use from Class E (offices) to Class E (offices) & Class F1 (educational/training centre) of the Lower Ground Floor, 2nd, 3rd, 4th and 5th Floors only (Amended Description).

Date Decision: 28.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/06353/CONR
Location : 71 George Street
Croydon
CR0 1LD
Type: Removal of Condition
Ward : **Fairfield**
Proposal : Variation of condition 4 (opening hours) of planning permission 20/02144/FUL for Change of use from A1 and A2 to A3 with A5 use to the ground floor and associated extraction flue (approved 03.09.2020) to allow opening hours of 08:00 - 23:00 Monday to Friday, 08:00 - 00:00 Saturday, and 11:00 - 20:00 on Sundays and Bank Holidays.

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00227/FUL **Ward : Fairfield**
Location : 15 Coombe Road **Type: Full planning permission**
Croydon
CR0 1BD
Proposal : Proposed conversion of house to form 2no. self contained flats
Date Decision: 25.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00324/DISC **Ward : Fairfield**
Location : 39A & 39B Chatsworth Road **Type: Discharge of Conditions**
Croydon
CR0 1HF
Proposal : Discharge of Conditions 10 (Carbon reduction), 11 (Water reduction) and 13 (Soil contamination) attached to planning permission 18/05322/FUL for demolition of existing buildings, erection of two storey building with accommodation in basement and in roofspace and comprising 8 flats (1 x 3 bedroom flat, 4 x 2 bedroom flats, 3 x 1 bedroom flats), provision of associated off-street parking to rear, provision of associated refuse storage and cycle storage to the rear.
Date Decision: 26.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00497/ADV **Ward : Fairfield**
Location : Outside Norwich Union House **Type: Consent to display**
96 George Street **advertisements**
Croydon
CR0 1PJ
Proposal : Small Format Advertisement
Date Decision: 28.04.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00500/ADV **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Outside Suffolk House
George Street
Croydon
CR0 1PE
Type: Consent to display
advertisements

Proposal : Small formal advertisement

Date Decision: 28.04.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00605/DISC
Location : 6-44 Station Road And Queens Hall Car
Park, Poplar Walk, Croydon (St Michael's
Square)
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Details required by Condition 5, items 3 c and f (security shutters and window design on No.6-12 Station Road), of planning permission 20/04010/CONR.

Date Decision: 09.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00650/DISC
Location : 6-44 Station Road And Queens Hall Car
Park, Poplar Walk, Croydon (St Michaels
Square)
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Partial discharge of details required by Condition 22 (public art strategy) of planning permission 20/04010/CONR.

Date Decision: 10.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00696/DISC
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

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

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

Date Decision: 25.04.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00724/FUL
Location : Idahota House
50 Sydenham Road
Croydon
CR0 2EF
Ward : **Fairfield**
Type: Full planning permission

Proposal : Erection of a pair of two-storey 2 bedroom houses, landscaping, cycle/refuse storage and parking with pedestrian access along the side of no.50 Sydenham Road.

Date Decision: 28.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00785/LE
Location : Alhambra House
9 St Michael's Road
Croydon
CR9 3DD
Ward : **Fairfield**
Type: LDC (Existing) Use edged

Proposal : Continued use as Offices within use Class E.

Date Decision: 20.04.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/00840/GPDO
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 53 - 55 North End Type: Prior Appvl - Class E to
Croydon (dwellings) C3
CR0 1TG

Proposal : Change of use of first, second and third floors from (Use Class E) - Commercial,
Business and Service to 6no. self contained residential units (Use Class C3) (Prior
Approval Notification -- Schedule 2, Part 3, Class MA)

Date Decision: 29.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/00988/DISC Ward : **Fairfield**
Location : Development Site Former Site Of Sydenham Type: Discharge of Conditions
Court
52 Sydenham Road
Croydon
CR0 2EF

Proposal : Discharge of condition 13 (drainage) of planning permission 19/04764/FUL for the
proposed 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: 12.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01041/ADV Ward : **Fairfield**
Location : 77A Station Road Type: Consent to display
Croydon advertisements
CR0 2RD

Proposal : Replacement of existing 1no. Internally illuminated 48 sheet advertisement billboard with
1no. 48 sheet digital LED advertisement display.

Date Decision: 05.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01047/DISC Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 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 : Partial discharge of Condition 71a (Visual mock-up panel) 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: 12.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01289/LP

Ward : Fairfield

Location : 53 Derby Road
Croydon
CR0 3SF

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of hip to gable extension and rear dormer. Installation of
roof lights to the front roof slope.

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01297/GPDO

Ward : Fairfield

Location : 53 Derby Road
Croydon
CR0 3SF

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

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 11.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01494/LP **Ward : Fairfield**
Location : 29 Derby Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 3SF

Proposal : Loft conversion with erection of dormers and insertion of rooflights to the front roofslope

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01528/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Discharge of Conditions**
College Road
Croydon, CR0 1PF

Proposal : Discharge of condition 18 (low emissions strategy) attached to planning permission 19/04987/FUL for the Redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 29.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01651/PDO **Ward : Fairfield**
Location : Communication Station And Premises **Type: Observations on permitted**
4 Edridge Road **development**
Croydon
CR0 1FE

Proposal : Installation of H3G antennas, installation of CHS poles, GPS node and other associated ancillary and fixing equipment.

Date Decision: 13.05.22

No Objection

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06288/DISC **Ward : Kenley**
Location : Coombe Bank **Type: Discharge of Conditions**
6 Church Road
Kenley
CR8 5DU
Proposal : Discharge of conditions 6 (surface water drainage), 7 (biodiversity enhancement strategy), 13 (external materials) and 25 (lighting) of planning reference 20/03852/FUL for the demolition of existing dwellinghouse and erection of a part three, part four storey building comprising 7 self-contained flats and a three storey semi detached pair (two dwellings) including excavation; hard and soft landscaping; alterations to existing crossover and new crossover for proposed access drive for vehicular parking; communal/private/play space boundary treatment; refuse and cycle provision and external alterations.

Date Decision: 03.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00738/HSE **Ward : Kenley**
Location : 8 Valley Road **Type: Householder Application**
Kenley
CR8 5DG

Proposal : Erection of first floor rear extension.

Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00783/DISC **Ward : Kenley**
Location : Satin Heights **Type: Discharge of Conditions**
9B Haydn Avenue
Purley

Proposal : Discharge of condition numbers 6 (Landscaping) and 8 (Children's Playspace) attached to planning permission ref. 19/02050/FUL (Demolition of existing bungalow. Erection of a 3 storey building with accommodation in the roof space comprising 9 residential apartments with associated parking and landscaping).

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 20.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00825/NMA
Location : 31 Roke Road
Kenley
CR8 5DZ

Ward : Kenley
Type: Non-material amendment

Proposal : Non Material alterations to the parent application REF 21/01913/FUL Alteration relating to the following:

1. Internal layouts amended for building regulations and buildability
2. The Juliette balconys to the rear first & attic floor have been replaced with a full height window with transom instead of glass balcony
3. The ground floor side doors have been replaced with similar sized and located windows
4. The hall window to the first floor is reduced in size and slightly relocated to take account of the revised stair location

Date Decision: 25.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00826/NMA
Location : 25 - 27 Roke Road
Kenley
CR8 5DZ

Ward : Kenley
Type: Non-material amendment

Proposal : The non material amendment relates to the parent application ref 21/01912/FUL and is for the following:

1. Internal layouts amended for building regulations and buildability no change to minimum standards
2. The Juliette balcony's to the rear first and attic floor replaced with a full height window with transom instead of glass balcony
3. The ground floor side doors have been replaced with similar sized and windows
4. The hall window to the first floor is reduced in size and relocated to take account of the revised stair location
5. Window to the rear house is relocated due to stair details
6. Parking layouts and landscape to front revised to take account of ARB findings during tree root surveys. No changes to number of spacing of crossovers

Date Decision: 25.04.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/00935/HSE
Location : 1 Chertsey Close
Kenley
CR8 5LN

Ward : Kenley
Type: Householder Application

Proposal : Demolition of conservatory and erection of single storey rear extension

Date Decision: 29.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01114/TRE
Location : 5 Leacroft Close
Kenley
CR8 5EX

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Ash - To re-pollard & remove epicormic shoots.
(TPO No. 131)

Reason - repeat works

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01182/TRE
Location : Cullerden
Firs Road
Kenley
CR8 5LH

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T apple tree: Fell and Replant with 10-12cm liquidambar.
(TPO 4, 1975)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01305/TRE

Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Oakhurst
9 Zig Zag Road
Kenley
CR8 5EL

Type: Consent for works to protected trees

Proposal : Ash tree within the rear garden of the adjacent property No 40 Abbots Lane
Proposal - crown reduce ash by 6m, leaving 2m from previous pollard points.
Reason: Inonotus hispidus and cavities within pollard points present a risk of failure where the canopy spread of the tree is over the roofline of the adjacent property, No 9 Zig Zag Road. Owner of 9 Zig Zag Road is very concerned about the potential for failure and tear out from these old, decaying pollard points. Tree has re-grown a full canopy over these pollarding points and decay related dieback is occurring in areas of the canopy.

Date Decision: 22.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01402/LE
Location : Betts Mead Parade
Old Lodge Lane
Kenley
CR8 5EW

Ward : **Kenley**
Type: LDC (Existing) Use edged

Proposal : Land to rear of Betts Mead Parade used as car park for occupants and visitors of the property.

Date Decision: 10.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/00960/FUL
Location : 18 Ripley Close
Croydon
CR0 0RP

Ward : **New Addington North**
Type: Full planning permission

Proposal : Erection of an attached one and two storey building to provide a two bed dwellinghouse, together with associated parking space, landscaping, bin and bike store.

Date Decision: 29.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00968/HSE
Location : 16 Burford Way
Croydon
CR0 0RR

Ward : New Addington North
Type: Householder Application

Proposal : Alterations; erection of single/two storey side/rear extensions.

Date Decision: 09.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05643/HSE
Location : 36 Windham Avenue
Croydon
CR0 0HU

Ward : New Addington South
Type: Householder Application

Proposal : Erection of single/two storey rear extension

Date Decision: 11.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01130/HSE
Location : 61 Salcot Crescent
Croydon
CR0 0JP

Ward : New Addington South
Type: Householder Application

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

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01754/LP
Location : 92 Gascoigne Road
Croydon
CR0 0NE

Ward : New Addington South
Type: LDC (Proposed) Operations
edged

Proposal : Erection of detached outbuilding

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05167/HSE
Location : 71 Briar Avenue
Norbury
London
SW16 3AG
Ward : **Norbury Park**
Type: Householder Application
Proposal : Erection of a single-storey rear extension (following demolition of existing rear addition)

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05269/DISC
Location : Land Adjoining Norbury Railway Station
Norbury Avenue
Norbury
London
Ward : **Norbury Park**
Type: Discharge of Conditions
Proposal : Details pursuant to the discharge of conditions 6 (levels), 9 (CLP), 12 (SUDs), 19 (street tree planting), 20 (piling method), 21 (soil contamination) and 22 (archaeology) from planning permission 20/05947/FUL construction of a four-storey building comprising of 9 flats with balconies and a ground floor commercial unit (Use Class B8 storage and distribution) with associated parking, bicycle and refuse area; vehicles crossover, pedestrian footpath improvements, new landscaping including communal area.

Date Decision: 20.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05861/HSE
Location : 17 Maryland Road
Thornton Heath
CR7 8DG
Ward : **Norbury Park**
Type: Householder Application
Proposal : Conversion of garage to habitable room. Erection of ground floor side and rear extension.

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06134/HSE
Location : 27 Georgia Road
Thornton Heath
CR7 8DU
Ward : **Norbury Park**
Type: Householder Application
Proposal : Alterations, erection of hip to gable and rear dormer extensions, single-storey rear extension, first-floor side/rear extension, outbuilding in rear garden and provision of 3 rooflights in front roofslope.

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06347/FUL
Location : 1 Five Oaks
69 Ryecroft Road
Norbury
London
SW16 3EN
Ward : **Norbury Park**
Type: Full planning permission
Proposal : Installation of air source heat pump unit on concrete slab base

Date Decision: 19.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00335/GPDO
Location : 53 Westminster Avenue
Thornton Heath
CR7 8BS
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger House Extns
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3 metres

Date Decision: 29.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00385/HSE **Ward : Norbury Park**
Location : 10 Gibson's Hill Type: Householder Application
Norbury
London
SW16 3JN
Proposal : Erection of two storey side extension and rear ground floor extension.

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00737/HSE **Ward : Norbury Park**
Location : 45 Florida Road Type: Householder Application
Thornton Heath
CR7 8EZ
Proposal : Erection of a two storey side extension with a single storey front addition

Date Decision: 19.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00835/FUL **Ward : Norbury Park**
Location : 4 Buckingham Avenue Type: Full planning permission
Thornton Heath
CR7 8AS
Proposal : Erection of a new two storey house with a single off street car parking space and other site alterations

Date Decision: 25.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00898/TRE **Ward : Norbury Park**
Location : The Pines Type: Consent for works to protected
311 Beulah Hill trees
Upper Norwood
London
SE19 3XS
Proposal : please see schedule attached , we are unsure if some trees are covered by the order

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 21.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01086/HSE
Location : 70 Gibson's Hill
Norbury
London
SW16 3JS

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of first floor side and rear extension

Date Decision: 09.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01160/HSE
Location : 46 Ryecroft Road
Norbury
London
SW16 3EH

Ward : Norbury Park
Type: Householder Application

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

Date Decision: 13.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01423/GPDO
Location : 201 Norbury Avenue
Thornton Heath
CR7 8AB

Ward : Norbury Park
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 11.05.22

Approved (prior approvals only)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/00573/LP
Location : 90 Dalmeny Avenue
Norbury
London
SW16 4RP

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

Proposal : Loft conversion and rear dormer extension with Juliette balcony, 3 roof lights to the front roof slope, and additional skylight on the flat roof.

Date Decision: 06.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00631/FUL
Location : 32 Fairview Road
Norbury
London

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Change of use from commercial unit (Class E, formally B1b and C) to residential (Class C3) and first floor rear extension to form 2 flats

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00698/LP
Location : 111 Pollards Hill South
Norbury
London
SW16 4LS

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

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

Date Decision: 06.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01009/DISC
Location : 2 - 10 Fairview Road
Norbury
London
SW16 5PY

Ward : Norbury And Pollards Hill
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Landscaping) of LPA ref: 20/02330/FUL (Change of use from A1 (retail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store)

Date Decision: 05.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01127/GPDO
Location : 30 Colebrook Road
Norbury
London
SW16 5QT

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.6 metres

Date Decision: 28.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01273/PDO
Location : Telephone Exchange
Craignish Avenue
Norbury
London
SW16 4DD

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

Proposal : Removal of six antennae to be replaced with six antennae. Removal of three RRU's. Addition of ancillary and attaching equipment

Date Decision: 21.04.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01313/LP
Location : 135 Norbury Crescent
Norbury
London
SW16 4JX

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

Date Decision: 12.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01341/GPDO
Location : 10 Ena Road
Norbury
London
SW16 4JB

Ward : Norbury And Pollards Hill
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out a maximum of 5 metres with a
maximum height of 3.34 metres

Date Decision: 11.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 21/03882/FUL
Location : 23 Taunton Lane
Coulson
CR5 1SG

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Demolition of existing double garage, erection of a detached two-storey building
comprising 2x 1-bed flats with associated parking, cycle and refuse storage.

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04134/FUL
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 109 Waddington Avenue Type: Full planning permission
Coulsdon
CR5 1QP
Proposal : Demolition of the existing detached bungalow, erection of a part two storey, part three storey building fronting Waddington Avenue to provide 1 x 2 bedroom and 2 x 4 bedroom dwellings, erection of a two storey building fronting Taunton Lane to provide 2 x 2 bedroom dwellings, associated landscaping and re-configuration of crossover access.

Date Decision: 09.05.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05159/HSE Ward : Old Coulsdon
Location : 386 Coulsdon Road Type: Householder Application
Coulsdon
CR5 1EF
Proposal : Erection of wrap-around single storey side and rear extension.

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00585/HSE Ward : Old Coulsdon
Location : 23 Homefield Road Type: Householder Application
Coulsdon
CR5 1ET
Proposal : Erection of single storey front extension, single storey rear extension, hip to gable roof extension and rear dormer.

Date Decision: 19.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00746/DISC Ward : Old Coulsdon
Location : 1 & 2 Coulsdon Court Road Type: Discharge of Conditions
Coulsdon
CR5 2LL

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Discharge of Conditions 3 (Landscaping), 4 (Splays, EVCP, Cycle, Refuse), 6 (CLP) and 13 (Biodiversity lighting) attached to planning permission 20/00581/FUL for Demolition of existing garage and outbuildings, erection of 4 terraced dwellings with associated car parking, vehicular accesses, landscaping, cycle parking and refuse storage.

Date Decision: 05.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00806/TRE
Location : 101 Taunton Lane
Coulsdon
CR5 1SH

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

Proposal : T1 Yew: 2 metre crown reduction and thinning and removal of extended branches stretching across adjacent neighbours.
(TPO no. 28, 1978)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00842/LP
Location : 11 Shirley Avenue
Coulsdon
CR5 1QZ

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

Proposal : Conversion of garage to a study and alterations to windows and doors.

Date Decision: 25.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00855/TRE
Location : 3 Windmill Place
Coulsdon
Croydon
CR5 1FB

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

Proposal : T1 Lime - Reduce NW/W lateral crown spread up to 2.5m
G1 Hornbeam & Horse chestnut - Fell
(TPO 158)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00909/HSE
Location : 29 Old Fox Close
Coulson
CR3 5QU

Ward : Old Coulsdon
Type: Householder Application

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

Date Decision: 27.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00912/HSE
Location : 388 Coulsdon Road
Coulson
CR5 1EF

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey wrap around extension at rear and lean-to at the side

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00979/GPDO
Location : 26 Waddington Avenue
Coulson
CR5 1QE

Ward : Old Coulsdon
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of the original house with a height to the eaves of 2.66 metres and a maximum height of 3.93 metres

Date Decision: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01011/TRE
Location : St Johns Rectory
232 Coulsdon Road
Coulsdon
CR5 1EA

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

Proposal : T1 Pine: Remove the 2 lowest limbs growing towards the Neighbours dwelling (TPO no. 3, 1969)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01046/LP
Location : 124 Caterham Drive
Coulsdon
CR5 1JJ

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

Proposal : Erection of a detached outbuilding to be used as a garage for private use.

Date Decision: 05.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01267/CAT
Location : The Holt
8 Canon's Hill
Coulsdon
CR5 1HB

Ward : Old Coulsdon
Type: Works to Trees in a Conservation Area

Proposal : T13, Scots Pine - To fell

Date Decision: 22.04.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01318/DISC

Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 76 - 80 Waddington Avenue
Coulsdon
CR5 1QN
Type: Discharge of Conditions

Proposal : Discharge of Condition 11 (DSMP) for planning permission 19/04003/FUL for:
Construction of a two-storey four-bedroom dwellinghouse to the front, a row of 8 x two-storey semi-detached dwellinghouses (1x 2-bed and 7x3bed) to the rear with associated vehicular access, 15 car parking spaces, refuse refuge and hard and soft landscaping; following demolition of existing bungalow and garages.

Date Decision: 12.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01568/NMA
Location : 15 Marlpit Avenue
Coulsdon
CR5 2SD
Ward : **Old Coulsdon**
Type: Non-material amendment

Proposal : Non-material amendment (rear bedroom window and first floor balcony adapted) linked to planning application: 21/04486/HSE - Erection of proposed single storey side/rear extension, alteration of garage into habitable room, first floor extension, raised patio and internal alterations.

Date Decision: 13.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06299/FUL
Location : 165A And 165B Coombe Road
Croydon
CR0 5SQ
Ward : **Park Hill And Whitgift**
Type: Full planning permission

Proposal : Proposed single storey rear extension and conversion of 2 two bed residential units.

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00072/HSE
Location : 21 Upfield
Croydon
CR0 5DR
Ward : **Park Hill And Whitgift**
Type: Householder Application
Proposal : Alterations, increase in ridge height, hip to gable extensions, dormer extensions in the rear roof slope and roof lights in the front roof slope

Date Decision: 19.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04309/CONR
Location : Sanderstead Lawn Tennis Club
Penwortham Road
South Croydon
CR2 0QS
Ward : **Purley Oaks And Riddlesdown**
Type: Removal of Condition
Proposal : Variation of condition 2 (hours of illumination) attached to planning reference 15/00753/P for the retention of seven 6m high floodlight columns to courts 3 and 4 with 15 floodlight heads and hours of illumination to 21:00 (without compliance with condition 2 - hours of use - attached to planning permission 10/00482/P).

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04462/FUL
Location : Land R/o 67 Kendall Avenue South
South Croydon
CR2 0QR
Ward : **Purley Oaks And Riddlesdown**
Type: Full planning permission
Proposal : Erection of a two bedroom dwelling with associated works.

Date Decision: 06.05.22

Permission Granted

Level: Planning Committee - Minor Applications

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00231/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 54 Honister Heights **Type: Householder Application**
Purley
CR8 1EU
Proposal : Erection of a single storey rear extension.

Date Decision: 27.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00700/DISC **Ward : Purley Oaks And Riddlesdown**
Location : 126-132 Pampisford Road **Type: Discharge of Conditions**
Purley
CR8 2NH
Proposal : Partial discharge of condition number 6 part A(ii) attached to planning permission ref. 20/01550/FUL (Demolition of four detached dwelling houses and the construction of four buildings with heights ranging from two to five storeys to accommodate 66 flats; with associate vehicle and cycle parking, refuse store, hard and soft landscaping. at: 126-132 Pampisford Road, Purley, CR8 2NH).

Date Decision: 21.04.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00875/LP **Ward : Purley Oaks And Riddlesdown**
Location : 136 Brancaster Lane **Type: LDC (Proposed) Operations edged**
Purley
CR8 1HH
Proposal : Alterations; conversion of garage to study and storage space with new window on the front elevation

Date Decision: 12.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00962/TRE **Ward : Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 7 Copperfield Close
South Croydon
CR2 0RX

Type: **Riddlesdown**
Consent for works to protected trees

Proposal : T4 Oak: Cut back east facing lateral from train line with crown reduction of 2 metres to rest of tree.
(TPO 73, 2009)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01034/LP

Location : 15 Norman Avenue
South Croydon
CR2 0QH

Ward : **Purley Oaks And Riddlesdown**

Type: LDC (Proposed) Operations edged

Proposal : Hip to gable roof extensions; 2no. rear linked dormers; 3no. rooflights on front slope; and removal of chimneys.

Date Decision: 05.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01064/TRE

Location : 6 Waldorf Close
South Croydon
CR2 6DY

Ward : **Purley Oaks And Riddlesdown**

Type: Consent for works to protected trees

Proposal : (T1) - Lime tree: Fell
(TPO 13, 1978)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01285/TRE

Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 2 Waldorf Close
South Croydon
CR2 6DY
Type: Consent for works to protected trees

Proposal : (T1) Beech - To cut back branches overhanging No 4 Waldorf close back to boundary level.
(TPO 13, 1978)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01429/NMA
Ward : **Purley Oaks And Riddlesdown**
Location : 126 - 132 Pampisford Road
Purley
CR8 2NH
Type: Non-material amendment

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

Date Decision: 10.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 20/06271/HSE
Ward : **Purley And Woodcote**
Location : 151A Woodcote Valley Road
Purley
CR8 3BN
Type: Householder Application
Proposal : Alterations; erection of a two storey side extension and garage conversion

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03522/FUL
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Land Adjoining 19
Upper Woodcote Village
Purley
CR8 3HF
Type: Full planning permission

Proposal : Proposed erection of a two storey, four bedroom single dwelling with associated parking

Date Decision: 04.05.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/03736/FUL
Location : 28 Foxley Hill Road
Purley
CR8 2HB
Type: Full planning permission
Ward : **Purley And Woodcote**

Proposal : Change of use from residential (C3 use class) to a 5 room care home for young adults (C2 use class)

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04178/HSE
Location : 37 Stoats Nest Road
Coulsdon
CR5 2JJ
Type: Householder Application
Ward : **Purley And Woodcote**

Proposal : Alterations, erection of a single storey side and rear extension, roof extension, rear dormer and front window in roof.

Date Decision: 11.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04736/HSE
Location : 64 Green Lane
Purley
CR8 3PJ
Type: Householder Application
Ward : **Purley And Woodcote**

Proposal : Erection of a ground floor and first floor rear extension

Date Decision: 20.04.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 21/04854/HSE
Location : 9 Edgehill Road
Purley
CR8 2ND

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

Proposal : Conversion of garage into habitable room and erection of two-storey front and side extension with balcony to rear.

Date Decision: 27.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/04997/FUL
Location : 48 Brighton Road
Purley
CR8 2LG

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

Proposal : Conversion of existing dwellinghouse to 4 x self-contained flats including the erection of a two storey side extension, part single part two storey rear extension, enlargement of existing rear dormer to the main roof, one rooflight to the front elevation, alterations to fenestration, provision of cycle and refuse stores.

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05435/DISC
Location : Kingsmead Court
10 Smitham Downs Road
Purley
CR8 4NA

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

Proposal : Discharge of Condition 2 (Materials) of Planning Permission 19/02313/FUL approved for the demolition of existing dwelling and erection of two storey building with accommodation within the roof space as well an erection of a single storey bungalow located at the rear of the site to provide a total of nine units as well as revised vehicular access, associated parking, landscaping, internal refuse and cycle storage.

Date Decision: 11.05.22

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 21/05522/FUL **Ward :** Purley And Woodcote
Location : 123 Foxley Lane **Type:** Full planning permission
 Purley
 CR8 3HR
Proposal : Demolition of the existing building and erection of a 3 storey building including
 accommodation in the roof space, above basement car park, comprising 9 flats.

Date Decision: 28.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 21/05778/CONR **Ward :** Purley And Woodcote
Location : 29 Russell Hill **Type:** Removal of Condition
 Purley
 CR8 2JB
Proposal : Variation to conditions 1 (approved drawings) and 2 (car parking) attached to permission
 17/02795/FUL dated 06/10/2017 for 'Alterations, erection of single/two storey rear
 extension, dormer extensions in front and rear elevations and conversion to form 5 two
 bedroom and 4 one bedroom flats. Provision of associated parking, cycle and refuse
 stores'. The effect of the variation is to retain the 2 vehicle crossovers as existing rather
 than the approved single crossover and to rearrange the parking spaces accordingly.

Date Decision: 28.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05867/FUL **Ward :** Purley And Woodcote
Location : 114 Downlands Road **Type:** Full planning permission
 Purley
 CR8 4JF
Proposal : Demolition of existing dwelling and garage and erection of a four storey building to
 provide 8 flats including associated car parking, cycle and refuse storage and
 landscaping.

Date Decision: 11.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06129/DISC **Ward :** Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Chestnut Gardens Care Home
95 Foxley Lane
Purley
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Delivery/Servicing Plan) attached to planning permission ref. 20/01905/CONR for the variation of condition 1 (approved plans) attached to 18/02613/FUL for erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.

Date Decision: 21.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06308/HSE
Location : 23 Plough Lane
Purley
CR8 3QB
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of first floor side extension and installation of new front dormer window including alterations.

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00001/DISC
Location : 37A Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 12 (construction logistics) attached to planning permission 18/04775/FUL to demolish the existing building and erection of two storey building with accommodation in the roofscape to provide 7 units including the provision of associated landscaping, parking, cycle and refuse storage

Date Decision: 10.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00056/HSE
Location : 69 Hartley Hill
Purley
CR8 4EQ
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Erection of a front dormer extension

To replicate the style of hipped roofs on the existing house as well as the surrounding properties on Hartley hill (for example 54/56 Hartley hill)

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00202/HSE

Ward : Purley And Woodcote

Location : 13 Verulam Avenue

Type: Householder Application

Purley
CR8 3NR

Proposal : Alterations including erection of a replacement front porch, alterations to the roof of the existing single storey side and rear additions, erection of a first floor side extension and loft conversion including insertion of one rooflight to the front and rear roofslopes, and one rooflight to the side roofslope.

Date Decision: 29.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00381/FUL

Ward : Purley And Woodcote

Location : 32 High Street

Type: Full planning permission

Purley
CR8 2AA

Proposal : Change of use from class E(b) to Sui Generis hot takeaway; Physical alterations including the installation of an extraction unit and set of doors to side elevation of the unit.

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00415/ADV

Ward : Purley And Woodcote

Location : 140 Brighton Road

Type: Consent to display
advertisements

Purley
CR8 4HA

Proposal : Installation of 1no non illuminated wall sign and a non illuminated totem to replace the old signage.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 25.04.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00578/HSE
Location : 33 Green Lane
Purley
CR8 3PQ

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 20.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00647/HSE
Location : 29 Manor Way
Purley
CR8 3BL

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations including erection of a part single, part two storey rear extension.

Date Decision: 21.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00769/HSE
Location : 19A Smitham Bottom Lane
Purley
CR8 3DE

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations; erection of single storey rear extension

Date Decision: 27.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00809/HSE
Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 24 Hartley Way
Purley
CR8 4EG
Type: Householder Application

Proposal : Garage conversion and alterations to windows and doors

Date Decision: 22.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00946/HSE
Location : 69 Woodside Road
Purley
CR8 4LQ
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Alterations, erection of single storey rear extension with terrace over.

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01000/DISC
Location : Woodcote Reservoir
Smitham Bottom Lane
Purley
CR8 3DE
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (ecology license) of planning reference 18/04720/FUL for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping

Date Decision: 05.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01031/HSE
Location : 17 Woodcote Park Avenue
Purley
CR8 3ND
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Retention of first floor to form two storey house, garage conversion, single storey side and rear extensions and associated works

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01067/TRE

Location : 23B Green Lane
Purley
CR8 3PQ

Ward : Purley And Woodcote

Type: Consent for works to protected trees

Proposal : T1 Beech - 2 metre crown reduction
(TPO 4, 1971)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01102/DISC

Location : Bala Court
118A Woodcote Valley Road
Purley
CR8 3BF

Ward : Purley And Woodcote

Type: Discharge of Conditions

Proposal : Application to discharge condition number 5 (materials) attached to planning permission ref. 19/03909/FUL (Demolition of existing and the erection of a two-storey building with roof accommodation to accommodate 9 flats with associated amenity spaces, vehicle parking spaces, a refuse and bicycles sheds).

Date Decision: 10.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01142/TRE

Location : 140 Brighton Road
Purley
CR8 4HA

Ward : Purley And Woodcote

Type: Consent for works to protected trees

Proposal : Horse Chestnut (T1) - Crown reduce by 2 - 3m to suitable growth points.
(TPO no. 16, 1973)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01191/DISC **Ward : Purley And Woodcote**
Location : Chestnut Gardens Care Home **Type: Discharge of Conditions**
95 Foxley Lane
Purley

Proposal : Discharge of condition 6 (travel plan) of planning permission 20/01905/CONR for the variation of condition 1 (approved plans) attached to 18/02613/FUL for erection of a two/three storey building to provide a 72 bedroom Care Home with associated external works and parking area to the front.

Date Decision: 12.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01195/GPDO **Ward : Purley And Woodcote**
Location : 37 Stoats Nest Road **Type: Prior Appvl - Class A Larger**
Coulsdon **House Extns**
CR5 2JJ

Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum overall height of 2.85 metres

Date Decision: 03.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01196/HSE **Ward : Purley And Woodcote**
Location : 14 Briar Hill **Type: Householder Application**
Purley
CR8 3LE

Proposal : Demolition of existing two garages and construction of dual two-storey side extensions, part one/ part two-storey rear extension and alterations to the existing house.

Date Decision: 28.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01270/NMA
Location : Woodcote Reservoir
Smitham Bottom Lane
Purley
CR8 3DE

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non material amendment to planning permission ref. 18/04720/FUL (variation of condition 21 - hard and soft landscape works) for the erection of 2 x two storey buildings with accommodation in roofspace and basement parking comprising a total of 9 flats; formation of vehicular access and associated landscaping.

Date Decision: 22.04.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01510/PDO
Location : Telephone Exchange
88 Brighton Road
Purley
CR8 4DA

Ward : Purley And Woodcote
Type: Observations on permitted development

Proposal : The installation of 3 x Aircscale AEQC MIMO antenna 2 x at 15.15m and 1 x at 15.85m utilising yoke brackets off the existing rooftop tripod support mounts on the BT Exchange. Ancillary works to include works within the existing flatpack frame.

Date Decision: 26.04.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 21/01208/FUL
Location : 34A, 34B And Rear Of 34 Arkwright Road
South Croydon
CR2 0LL

Ward : Sanderstead
Type: Full planning permission

Proposal : Demolition of 2 dwellings and erection of a 3/4 storey building comprising 19 flats with associated car parking, cycle and refuse storage and landscaping. Alterations to existing vehicular access/road.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 09.05.22

Permission Refused

Level: Planning Committee

Ref. No. : 21/04279/HSE **Ward : Sanderstead**
Location : 202 Limpsfield Road **Type: Householder Application**
South Croydon
CR2 9DA
Proposal : Erection of a single storey side/rear extension following removal of garage.

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04694/FUL **Ward : Sanderstead**
Location : Land To The Rear Of 62 - 66 Arundel Avenue **Type: Full planning permission**
South Croydon
CR2 8BB
Proposal : Erection of a detached house with off-street parking (Fronting Langley Oaks Avenue)

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04802/DISC **Ward : Sanderstead**
Location : 3 Harewood Gardens **Type: Discharge of Conditions**
South Croydon
CR2 9BU
Proposal : Discharge of Condition 7 (SUDS) attached to planning permission 20/03366/FUL for Demolition of two family dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 10.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06305/HSE **Ward : Sanderstead**
Location : 37 Audley Drive **Type: Householder Application**
Warlingham
CR6 9AH

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Erection of first-floor side extension and front porch extension; with alterations.

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00343/DISC

Ward : Sanderstead

Location : Agnes House
89 Hyde Road
South Croydon
CR2 9NS

Type: Discharge of Conditions

Proposal : Discharge of condition 22 (drainage) attached to planning permission 20/00108/FUL for the demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 22.04.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00353/HSE

Ward : Sanderstead

Location : 15A Beechwood Road
South Croydon
CR2 0AE

Type: Householder Application

Proposal : Alterations, erection of single/two storey side extension and erection of two storey rear extension (at ground and lower ground floor level) and steps

Date Decision: 22.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00416/HSE

Ward : Sanderstead

Location : Windwhistle
4 Briar Grove
South Croydon
CR2 9HR

Type: Householder Application

Proposal : Demolition of conservatory. Erection of single storey rear extensions, single storey side extensions and outbuilding with internal alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 11.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00549/DISC
Location : 40 Onslow Gardens
South Croydon
CR2 9AT

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials), 4 (landscaping), 5 (CLP) and 6 (visibility splays) attached to planning permission 21/03347/FUL for detached two storey three bedroom dwelling to the rear of 40 Onslow Gardens with attached garage, a driveway, front and rear gardens.

Date Decision: 21.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00683/HSE
Location : 64 Onslow Gardens
South Croydon
CR2 9AT

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations to include erection of first floor side/rear extension and garage conversion

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00777/HSE
Location : 1 Courtlands Close
South Croydon
CR2 0LR

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a part two storey side/rear extension and part single storey front, side and rear extension, and construction of roof lights in the front, side and rear roof slopes.

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00797/LP
Location : 1A Downsway
South Croydon
CR2 0JB

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 21.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00907/HSE
Location : 88 Harewood Gardens
South Croydon
CR2 9BJ

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, erection of single storey extension at rear

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00992/LP
Location : 102 Arundel Avenue
South Croydon
CR2 8BH

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

Proposal : Erection of first floor side dormer.

Date Decision: 20.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01117/GPDO
Location : 5 Norfolk Avenue
South Croydon
CR2 8BT

Ward : Sanderstead
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.8 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 25.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01120/HSE
Location : 40 The Ridge Way
South Croydon
CR2 0LF

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 11.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01139/GPDO
Location : 4 Moir Close
South Croydon
CR2 0LQ

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.55 metres

Date Decision: 27.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01186/TRE
Location : 14 Hook Hill
South Croydon
CR2 0LA

Ward : Sanderstead
Type: Consent for works to protected
trees

Proposal : T6 - Lime pollard to 4 metres
T7 - Lime pollard to 4 metres
(TPO 23, 2003)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01223/HSE
Location : 7 Mitchley Hill
South Croydon
CR2 9HE

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations, part demolition of existing garage and rebuild, erection of single storey rear extension

Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01233/GPDO
Location : 293 Limpsfield Road
South Croydon
CR2 9DG

Ward : Sanderstead
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.10 metres

Date Decision: 05.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01588/LP
Location : 35 Princes Avenue
South Croydon
CR2 9BE

Ward : Sanderstead
Type: LDC (Proposed) Operations
edged

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

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04978/HSE

**Ward : Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 29 Crossways
South Croydon
CR2 8JP

Type: Householder Application

Proposal : Removal of single storey rear and side extension, single storey garage and porch to be replaced with single storey rear extension, two storey side extension and new porch involving partial excavation.

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05158/HSE

Ward : **Selsdon And Addington
Village**

Location : 51 Queenhill Road
South Croydon
CR2 8DW

Type: Householder Application

Proposal : Erection of a single storey outbuilding ancillary to the existing dwelling.

Date Decision: 05.05.22

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 22/00695/HSE

Ward : **Selsdon And Addington
Village**

Location : 30 Crossways
South Croydon
CR2 8JL

Type: Householder Application

Proposal : Erection of two-storey side extension and single storey front extension including alteration to front porch and garage conversion

Date Decision: 27.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00720/FUL

Ward : **Selsdon And Addington
Village**

Location : 1 Selsdon Park Road
South Croydon
CR2 8JE

Type: Full planning permission

Proposal : Use of existing single storey detached outbuilding as a self-contained dwelling, with elevational alterations and associated works

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00765/GPDO

Ward : **Selsdon And Addington
Village**

Location : 33 Queenhill Road
South Croydon
CR2 8DW

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 2.8 metres

Date Decision: 26.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/00928/TRE

Ward : **Selsdon And Addington
Village**

Location : 4 Hoffmann Gardens
South Croydon
CR2 7GE

Type: Consent for works to protected
trees

Proposal : T1 Ash tree: 2 metre Crown Reduction
(TPO no. 2, 1975)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00954/HSE

Ward : **Selsdon And Addington
Village**

Location : 32 Farley Road
South Croydon
CR2 8DA

Type: Householder Application

Proposal : Erection of First floor rear extension and dormer extension.

Date Decision: 20.04.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01010/HSE **Ward : Selsdon And Addington Village**
Location : 24 The Ruffetts **Type: Householder Application**
South Croydon
CR2 7LQ
Proposal : Alterations to garage to include installation of a bay window and roof alterations;
conversion and use as a habitable space.

Date Decision: 03.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01094/HSE **Ward : Selsdon And Addington Village**
Location : 18 Abbots Green **Type: Householder Application**
Croydon
CR0 5BH
Proposal : Retention of balcony and additional screening

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01753/LP **Ward : Selsdon And Addington Village**
Location : 77 Farley Road **Type: LDC (Proposed) Operations edged**
South Croydon
CR2 7NG
Proposal : Garage conversion into summer house

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00275/FUL
Location : 162 Markfield
Court Wood Lane
Croydon
CR0 9HQ
Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission
Proposal : Subdivision of property and creation of studio flat at first floor level, associated alterations
Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00727/FUL
Location : Hallinwood Bungalow
46 Quail Gardens
South Croydon
CR2 8TF
Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission
Proposal : Demolition of existing property and the erection of 8no. terraced dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works.
Date Decision: 20.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01104/HSE
Location : 7 Sundale Avenue
South Croydon
CR2 8RQ
Ward : **Selsdon Vale And Forestdale**
Type: Householder Application
Proposal : Erection of a single storey rear extension (Retrospective).
Date Decision: 06.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01116/HSE
Location : 7 Bullfinch Road
South Croydon
CR2 8PU
Ward : **Selsdon Vale And Forestdale**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Garage conversion into habitable room

Date Decision: 03.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01122/HSE
Location : 109 Markfield
Court Wood Lane
Croydon
CR0 9HP

Ward : Selsdon Vale And Forestdale
Type: Householder Application

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

Date Decision: 12.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01125/TRE
Location : 9 Abercorn Close
South Croydon
CR2 8TG

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Proposal : G1. Consisting of 2 English Oak trees. Reduce by 2m in height and 2m laterally.
(TPO no. 19, 1972)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01208/TRE
Location : 17 Ravenshead Close
South Croydon
CR2 8RL

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Proposal : G1. Consisting of 3 common Beech trees. Reduce Heights by 3m and laterally 2m on the frontage toward the house
(TPO no. 20, 1972)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01639/LP
Location : 21 Osprey Gardens
South Croydon
CR2 8TB
Ward : **Selsdon Vale And Forestdale**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03713/HSE
Location : 69 Selhurst New Road
South Norwood
London
SE25 5PU
Ward : **Selhurst**
Type: Householder Application

Proposal : Single storey rear extension, two storey side extension and internal alterations

Date Decision: 20.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05506/LE
Location : 211 Gloucester Road
Croydon
CR0 2DW
Ward : **Selhurst**
Type: LDC (Existing) Use edged

Proposal : Use of the building as 2 self-contained flats (4 year established use)

Date Decision: 22.04.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05846/LE
Location : 4 Clarence Road
Croydon
CR0 2EN
Ward : **Selhurst**
Type: LDC (Existing) Use edged

Proposal : Lawful development application for the continued use of the property as a HMO

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/00197/GPDO
Location : Crescent Studios
80 The Crescent
Croydon
CR0 2HN

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

Proposal : Change of use of first floor from office (Use Class E) to dwellinghouse (Use Class C3) to provide a 1 bedroom flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 19.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/00387/FUL
Location : Flat 2
25 Thornhill Road
Croydon
CR0 2XZ

Ward : Selhurst
Type: Full planning permission

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01292/LP
Location : 44 Saxon Road
South Norwood
London
SE25 5EQ

Ward : Selhurst
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer extension on rear roofslope, and installation of three (3) rooflights to front roofslope

Date Decision: 28.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/01342/LP
Location : 1 Grenaby Avenue
Croydon
CR0 2EG

Ward : Selhurst
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of existing extensions, erection of rear dormer extension, single-storey rear extension and provision of 2 rooflights in front roofslope

Date Decision: 13.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01387/PDO
Location : 68 Windmill Road
Croydon
CR0 2XP

Ward : Selhurst
Type: Observations on permitted
development

Proposal : Removal of existing 3no antennas (height to top 19m) to be replaced with proposed 6no antennas (height to top 21.2m), two dishes on stub lower legs and ancillary development

Date Decision: 21.04.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01404/LP
Location : 230 Whitehorse Road
Croydon
CR0 2LB

Ward : Selhurst
Type: LDC (Proposed) Operations
edged

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

Date Decision: 13.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/06052/DISC
Location : 56 Woodmere Avenue
Croydon
CR0 7PD

Ward : Shirley North
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Discharge of conditions 7 (landscaping), 9 (SUDs), 10 (playspace), 13 (visibility splays) and 15 (emissions) attached to planning permission 19/01352/FUL for the demolition of a single-family dwelling and erection of a 3- storey block containing 2 x 3-bedroom and 7 x 2-bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Date Decision: 10.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03102/HSE

Ward : **Shirley North**

Location : 31 Delamare Crescent
Croydon
CR0 7BW

Type: Householder Application

Proposal : Retrospective planning application for the retention of the existing porch extension to existing family house.

Date Decision: 27.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05736/HSE

Ward : **Shirley North**

Location : 11 Burrell Close
Croydon
CR0 7QL

Type: Householder Application

Proposal : Single Storey side and one/two Storey rear

Date Decision: 28.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06219/FUL

Ward : **Shirley North**

Location : 171 - 173 Shirley Road
Croydon
CR0 8SS

Type: Full planning permission

Proposal : Single story rear extension (following demolition of existing single storey unit) for use as a storage unit for the ground floor retail use, with steel shutter to end facing the access road and creation of 2 x parking spaces.

Date Decision: 06.05.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00404/HSE
Location : 24 Firsby Avenue
Croydon
CR0 8TL

Ward : Shirley North
Type: Householder Application

Proposal : Erection of first floor side extension.

Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00721/HSE
Location : 76 Coleridge Road
Croydon
CR0 7BQ

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 20.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00736/DISC
Location : Hasil House
17 Orchard Avenue
Croydon
CR0 8UB

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Details pursuant to condition 12 (SUDS) of p.p. 19/00131/ful for demolition of existing detached house, erection of 3-storey building with further floor of accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage
GWPR4329 17 Orchard Avenue Final Report
JDA-385-2-1 (B) _ Proposed Impermeable Area
JDA-385-3-1 (B) _ Proposed Drainage Layout
Rf for attenuation rate for combined S&F to current FWS
SW_MODEL__A_-3332079
TPP20210430 Orchard - Planning covering letter

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 13.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00854/HSE
Location : 29 Wickham Avenue
Croydon
CR0 8TZ

Ward : Shirley North
Type: Householder Application

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

Date Decision: 22.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00930/HSE
Location : 22 Shirley Oaks Road
Croydon
CR0 8YW

Ward : Shirley North
Type: Householder Application

Proposal : Garage conversion into habitable room and associated works

Date Decision: 29.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01060/LP
Location : 22 Shirley Oaks Road
Croydon
CR0 8YW

Ward : Shirley North
Type: LDC (Proposed) Use edged

Proposal : Garage conversion into habitable room and associated works

Date Decision: 25.04.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01079/HSE

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 40 Longhurst Road
Croydon
CR0 7AS
Type: Householder Application

Proposal : Erection of a two-storey side extension.

Date Decision: 09.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01163/HSE
Location : 117 Shirley Avenue
Croydon
CR0 8SQ
Ward : Shirley North
Type: Householder Application

Proposal : Loft conversion with erection of rear box dormer and roof lights

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01194/GPDO
Location : 81 Gladeside
Croydon
CR0 7RW
Ward : Shirley North
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 4 metres

Date Decision: 19.04.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01253/LP
Location : 7 High Trees
Croydon
CR0 7UR
Ward : Shirley North
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension. Loft conversion with erection of hip to gable extension and rear box dormer. Installation of rooflights to the front roofslope.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 05.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01257/HSE
Location : 15 Burrell Close
Croydon
CR0 7QL
Proposal : Erection of a part single-storey, part two-storey side/front extension.

Ward : Shirley North
Type: Householder Application

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01394/LP
Location : 6 Woodmere Close
Croydon
CR0 7PN
Proposal : Demolition of existing conservatory and rear extension and erection of single storey rear extension

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

Date Decision: 06.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01556/PDO
Location : Telecommunication Mast, Stroud Green
Depot
140 Primrose Lane
Croydon
CR0 8YY
Proposal : Upgrade of equipment on the existing tower, removeable and replacement of 3no antennas, installation of ancillary equipment and associated works thereto.

Ward : Shirley North
Type: Observations on permitted development

Date Decision: 06.05.22

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 11 West Way Gardens Type: Householder Application
Croydon
CR0 8RA

Proposal : Erection of single-storey side and rear extension following demolition of existing conservatory and lean-to. Garage conversion.

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01068/HSE Ward : **Shirley South**
Location : 104 Devonshire Way Type: Householder Application
Croydon
CR0 8BS

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

Date Decision: 05.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01069/HSE Ward : **Shirley South**
Location : 104 Devonshire Way Type: Householder Application
Croydon
CR0 8BS

Proposal : Erection of single storey front, side and rear extension.

Date Decision: 05.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01159/TRE Ward : **Shirley South**
Location : 14 Birkdale Gardens Type: Consent for works to protected trees
Croydon
CR0 5HY

Proposal : Oak tree covered in ivy to side of property on a bank. Reduce size by half.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 22.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/01188/TRE
Location : 18 Postmill Close
Croydon
CR0 5DY

Ward : Shirley South
Type: Consent for works to protected trees

Proposal : Oak (T1) - crown reduce by up to 2m
(TPO 19, 1972)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01239/TRE
Location : 7 Springhurst Close
Croydon
CR0 5AT

Ward : Shirley South
Type: Consent for works to protected trees

Proposal : T16 (Yew) Fell
T18 (Cypress) Fell
(TPO 26, 1970)

Date Decision: 22.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/03885/FUL
Location : 57-59
South End
Croydon
CR0 1BF

Ward : South Croydon
Type: Full planning permission

Proposal : Erection of five storey building to provide ground floor commercial units together with 9no. one, two and three bedroom upper floor apartments following demolition of existing building.

Date Decision: 21.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05631/HSE
Location : 9 High Beech
South Croydon
CR2 7QB
Proposal : Erecton of single/two storey side/rear extension

Ward : South Croydon
Type: Householder Application

Date Decision: 25.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05869/LBC
Location : 15 South End
Croydon
CR0 1BE
Proposal : Removal of part of the brick boundary wall shared between 15 South End and Boswell House.

Ward : South Croydon
Type: Listed Building Consent

Date Decision: 06.05.22

Listed Building Consent Refused

Level: Delegated Business Meeting

Ref. No. : 22/00169/CONR
Location : 23 Heathfield Road
Croydon
CR0 1EY
Proposal : Variation of Condition 4 (Landscaping) and Condition 17 (SUDS) attached to 20/00559/FUL for the demolition of rear extension of detached block of 4 apartments & garage. Subdivision & reordering of ground floor apartment to form 2 x 1 bedroom apartments. Construction of new rear extension to provide 1 x 1 bedroom apartment & to extend the existing studio apartment to form 1 x 3 bedroom family dwelling with roof terrace. Construction of 2 x 2 bedroom dwellings in detached garden building. Provision of new communal landscaped garden and new front garden with brick wall & railing enclosure.

Ward : South Croydon
Type: Removal of Condition

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 27 Churchill Road
South Croydon
CR2 6HE
Type: Householder Application

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

Date Decision: 26.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01235/TRE
Location : 7 Broadeaves Close
South Croydon
CR2 7YP
Ward : **South Croydon**
Type: Consent for works to protected trees

Proposal : T1 Sycamore Tree - Fell
(TPO 9, 1997)

Date Decision: 22.04.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01268/GPDO
Location : 10 Regent's Close
South Croydon
CR2 7BW
Ward : **South Croydon**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 3.25 metres

Date Decision: 05.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01403/LP
Location : 11 Rockhampton Road
South Croydon
CR2 7AQ
Ward : **South Croydon**
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing rear extension and erection of single storey rear extension. Alternations to fenestrations.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 06.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06144/DISC
Location : 18 Adair Close
South Norwood
London
SE25 4HF

Ward : South Norwood
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 5 (materials), 7 (landscaping) and 8 (tree protection) from planning permission 19/02683/FUL for 'Erection of a two bedroom end of terrace house'

Date Decision: 27.04.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00496/FUL
Location : Bank
251-253 Selhurst Road
South Norwood
London
SE25 6XP

Ward : South Norwood
Type: Full planning permission

Proposal : Erection of replacement windows

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00976/LP
Location : 47 Norhyrst Avenue
South Norwood
London
SE25 4BY

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

Proposal : Erection of rear roof dormer extension with roof lights in the front roofslope.

Date Decision: 09.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01091/LP
Location : 50 Court Road
South Norwood
London
SE25 4BN

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

Proposal : Erection of hip to gable and rear dormer.

Date Decision: 22.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01112/LE
Location : 44 Dagnall Park
South Norwood
London
SE25 6NS

Ward : South Norwood
Type: LDC (Existing) Use edged

Proposal : Certificate of lawfulness (Existing) for the use of the property converting from Sui Generis HMO in 2016 to 6 self contained one bed flats

Date Decision: 12.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01288/LP
Location : 25 Southern Avenue
South Norwood
London
SE25 4BT

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

Proposal : Erection of hip to gable and rear dormer extension, extension to existing chimney stack and provision of 3 rooflights in front roofslope

Date Decision: 10.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01445/LP

Ward : South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 298 Whitehorse Lane
South Norwood
London
SE25 6UF
Type: LDC (Proposed) Use edged

Proposal : Change of use from care home (C3b) to dwelling (C3)

Date Decision: 22.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01508/NMA
Location : 72 Sunny Bank
South Norwood
London
SE25 4TG
Ward : **South Norwood**
Type: Non-material amendment

Proposal : Non-material amendment (provision of first-floor balcony to front/side elevations) linked to planning application 21/05352/HSE for Alterations, erection of additional storey, single-storey side and front extension and two-storey side extension, provision of 3 rooflights in front roofslope and installation of solar panels in rear roofslope.

Date Decision: 06.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/04601/FUL
Location : 35 Lenham Road
Thornton Heath
CR7 8QT
Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Alterations; Erection of single storey rear extension

Date Decision: 09.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04887/HSE
Location : 45 Falkland Park Avenue
South Norwood
London
SE25 6SQ
Ward : **Thornton Heath**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Alterations, erection of single-storey rear extension with provision of raised terrace area and steps.

Date Decision: 22.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06093/FUL

Ward : Thornton Heath

Location : 27 Norbury Road
Thornton Heath
CR7 8JP

Type: Full planning permission

Proposal : Construction of new external door from existing window position to create private access to garden.

Date Decision: 22.04.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00087/HSE

Ward : Thornton Heath

Location : 18 Parry Road
South Norwood
London
SE25 6RJ

Type: Householder Application

Proposal : Demolition of existing side garage and erection of new single storey side extension and associated landscaping.

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00349/FUL

Ward : Thornton Heath

Location : 16 Liverpool Road
Thornton Heath
CR7 8LS

Type: Full planning permission

Proposal : Alterations, conversion of existing dwelling to form 4 x 1 bedroom flats and provision of associated cycle and refuse storage

Date Decision: 26.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00614/HSE

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 25 Camden Gardens
Thornton Heath
CR7 8AZ
Type: Householder Application

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

Date Decision: 25.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00949/PA8
Location : T Mobile Communication Station
Ambassador House
Brigstock Road
Thornton Heath
CR7 7JG
Ward : Thornton Heath
Type: Telecommunications Code
System operator

Proposal : The removal and replacement of 3No. Existing antennas with 3No. upgraded antennas, the installation of 1No. freestanding frame to support 1No. of the replacement antennas, the installation of 1No. GPS unit and ancillary development thereto.

Date Decision: 27.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01320/LP
Location : 44 Wharncliffe Gardens
South Norwood
London
SE25 6DQ
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer. Installation of front rooflights.

Date Decision: 05.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01326/LP
Location : 63 Falkland Park Avenue
South Norwood
London
SE25 6SQ
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Erection of rear dormer extension and provision of 3 rooflights in front roofslope

Date Decision: 12.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01504/LP

Location : 34 Windsor Road
Thornton Heath
CR7 8HE

Ward : Thornton Heath

Type: LDC (Proposed) Operations
edged

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

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03641/FUL

Location : Parish Church C Of E Nursery And Infants
Junior School
Warrington Road
Croydon
CR0 4BH

Ward : Waddon

Type: Full planning permission

Proposal : Erection and replacement of front boundary treatments and gates

Date Decision: 10.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05130/FUL

Location : 13 Imperial Way
Croydon
CR0 4RR

Ward : Waddon

Type: Full planning permission

Proposal : Erection of a two-storey roof extension on part of the existing building to provide additional B8 floorspace

Date Decision: 28.04.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 21/06059/DISC **Ward : Waddon**
Location : 2 Barham Road Type: Discharge of Conditions
South Croydon
CR2 6LD
Proposal : Discharge of Condition 5 (Materials) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping
Date Decision: 11.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00704/NMA **Ward : Waddon**
Location : Garages R/O 126-130 Coldharbour Road Type: Non-material amendment
Croydon
CR0 4DW
Proposal : Non Material Amendment to planning approval 20/03260/CONR (Demolition of garages and erection of a two-storey building comprising 4 one bedroom and 4 two bedroom flats together with landscaping and other associated works) to amend the location of two trees located opposite the property which clash with the gas easement.
Date Decision: 21.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00778/FUL **Ward : Waddon**
Location : 61 Waddon Road Type: Full planning permission
Croydon
CR0 4LH
Proposal : Conversion of single dwellinghouse into 2no. flats and two storey rear extension, with cycle and refuse/recycling storage and associated works.
Date Decision: 27.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00794/ADV **Ward : Waddon**
Location : Makro Type: Consent to display advertisements
Peterwood Way
Croydon
CR0 4UQ

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Installation of 13 x non-illuminated signs on the eastern and western elevations and non-illuminated signs across the site

Date Decision: 21.04.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00879/HSE

Ward : **Waddon**

Location : 4 Alton Road
Croydon
CR0 4LY

Type: Householder Application

Proposal : Erection of single storey wrap around rear and side extension. Alterations to fenestrations.

Date Decision: 29.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00885/HSE

Ward : **Waddon**

Location : 55 Whitstable Place
Croydon
CR0 1SA

Type: Householder Application

Proposal : Single storey rear extension, front porch extension, and elevational alterations

Date Decision: 06.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00940/TRE

Ward : **Waddon**

Location : James Terry Court
90 Haling Park Road
South Croydon
CR2 6NF

Type: Consent for works to protected trees

Proposal : T1 Beech tree - Cut back low lateral branches over neighbours garden to previous points and to a maximum cut size of 25mm
T2 Yew tree - Cut back branches over neighbours garden to a maximum cut size of 25mm
T3 Beech tree - Cut back lateral branches on building side to previous points and to a maximum cut size of 25mm
(TPO No.15, 1977)

Date Decision: 21.04.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00966/GPDO **Ward : Waddon**
Location : 31 Westfield Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 3RH

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 2.44 metres and a maximum height of 3.3 metres

Date Decision: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/00980/HSE **Ward : Waddon**
Location : 3 Hillside Road Type: Householder Application
Croydon
CR0 4DA

Proposal : Erection of two-storey side extension, single-storey rear extension. Erection of porch. Formation of front car park access with a new pavement.

Date Decision: 10.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00981/HSE **Ward : Waddon**
Location : 33 The Ridgeway Type: Householder Application
Croydon
CR0 4AD

Proposal : Demolition of lean to shed and erection of single storey side/rear extension

Date Decision: 03.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00985/HSE **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 12 Theobald Road
Croydon
CR0 3RN
Type: Householder Application

Proposal : Erection of rear dormer and outrigger dormer with installation of 2 Velux Windows to the front roof. Erection of single-storey side and rear extension.

Date Decision: 22.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01024/GPDO
Location : 14 Page Crescent
Croydon
CR0 4DT
Ward : **Waddon**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.96 metres and a maximum height of 3.71 metres

Date Decision: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01039/FUL
Location : Units 2 - 3
4 Commerce Way
Croydon
CR0 4YN
Ward : **Waddon**
Type: Full planning permission

Proposal : Proposed new 3 No. of A/C units to the rear elevation. Additionally, proposed incoming and extract supply louvers to the rear elevation.

Date Decision: 05.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01131/GPDO
Location : 4 Price Road
Croydon
CR0 4DB
Ward : **Waddon**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.3 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 27.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01135/DISC **Ward : Waddon**
Location : Land Development Site Former Site Of **Type: Discharge of Conditions**
2 Barham Road
South Croydon
CR2 6LD

Proposal : Discharge of Condition 9 (Biodiversity) attached to permission 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping

Date Decision: 09.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01266/GPDO **Ward : Waddon**
Location : 115 Stafford Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 4NN

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: 05.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01574/LP **Ward : Waddon**
Location : 22 Croydon Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 4PA

Proposal : Loft conversion with erection of rear box dormer and insertion of roof lights to roof roofslope

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 21/04622/CONR **Ward : Woodside**
Location : Eldon Court **Type: Removal of Condition**
Eldon Park
South Norwood
London
SE25 4JG
Proposal : Variation of Condition 1 - Approved Drawings - of Planning Permission 18/06049/FUL for Demolition of existing building and erection of a 5-storey building comprising 15 residential flats (6 x one bed, 8 x two bed and 1 x three bed) together with the provision of one disabled parking space, secure cycle parking, refuse storage, private and communal amenity space, associated landscaping and infrastructure works.
Date Decision: 21.04.22

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

Level: Delegated Business Meeting

Ref. No. : 21/04810/HSE **Ward : Woodside**
Location : 16 Westgate Road **Type: Householder Application**
South Norwood
London
SE25 4LZ
Proposal : Single storey infill extension
Date Decision: 12.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06298/FUL **Ward : Woodside**
Location : 48D Birchanger Road **Type: Full planning permission**
South Norwood
London
SE25 5BB
Proposal : Alterations, erection of single-storey rear extension
Date Decision: 19.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00476/LP **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 28 Crowther Road
South Norwood
London
SE25 5QW
Type: LDC (Proposed) Operations
edged

Proposal : Erection of main and rear addition roof dormer extensions; and the provision of rooflights
in the front roof slope.

Date Decision: 22.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00718/LP
Location : 33 Enmore Road
South Norwood
London
SE25 5NG
Type: LDC (Proposed) Operations
edged
Ward : **Woodside**

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

Date Decision: 22.04.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00752/DISC
Location : Development Site At
113 - 121 Portland Road
South Norwood
London
SE25 4UN
Type: Discharge of Conditions
Ward : **Woodside**

Proposal : Discharge of Condition 3 (external materials) attached to permission 21/03370/FUL for
'The erection of a mansard roof extension at the third storey level to accommodate 5 no.
residential units.'

Date Decision: 29.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00796/CONR
Location : 75 Crowther Road
South Norwood
London
SE25 5QR
Type: Removal of Condition
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Variation of condition 2 (approved plans) from planning application 19/05698/FUL for 'Erection of a new end of terrace two storey, one bedroom dwelling' to make changes to the fenestration

Date Decision: 21.04.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00918/TRE
Location : Moorbeck Court
74 Albert Road
South Norwood
London
SE25 4JW

Ward : Woodside
Type: Consent for works to protected trees

Proposal : Tree 1884 - Silver Birch: reduce crown by 2.5-3.0 metres to previous pruning points.
Tree 1891 Common Hawthorn: remove faulted branch/limbs
Tree 1894 Common Lime: reduce crown by 2.5m.
Tree 1895 Common Lime: reduce crown by 2.5m
Tree 1896 Common Lime: reduce crown by 2.5m
Tree 1897 Common Lime: reduce crown by 2.5m
Tree 1898 Common Lime: reduce crown by 2.5m
Tree 1899 Common Lime: reduce crown by 2.5m.
Tree 1900 Common Lime: reduce crown by 2.5m
(TPO no.14, 1988)

Date Decision: 21.04.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00927/DISC
Location : 66 Cobden Road
South Norwood
London
SE25 5NX

Ward : Woodside
Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (Cycle/Refuse) and 5 (Soft Landscaping) attached to planning permission ref. 21/06118/FUL for Alterations, conversion of single dwelling to form 1 x 3 bed and 1 x 1 bed flats, erection of single-storey rear extension, formation of first floor roof terrace and provision of associated refuse and cycle storage

Date Decision: 06.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01056/FUL **Ward : Woodside**
Location : 110 Tennison Road **Type: Full planning permission**
South Norwood
London
SE25 5NE
Proposal : Erection of attached 2/3 storey building to provide two flats with associated amenity space, refuse and cycle storage.
Date Decision: 05.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01065/DISC **Ward : Woodside**
Location : 75 Crowther Road **Type: Discharge of Conditions**
South Norwood
London
SE25 5QR
Proposal : Details pursuant to the discharge of conditions 4 (landscaping), 5 (materials) and 6 (detailed sections) from planning permission 19/05698/FUL for 'Erection of a new end of terrace two storey, one bedroom dwelling'
Date Decision: 06.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/01082/FUL **Ward : Woodside**
Location : 70 Woodside Green **Type: Full planning permission**
South Norwood
London
SE25 5EU
Proposal : Proposed change of use from retail to residential, with associated new bin & bike store. New shopfront and repair to roof and external walls.
Date Decision: 09.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01322/DISC **Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Land R/O Connaught Towers
682-684 London Road
Thornton Heath
CR7 7HU
Type: Discharge of Conditions

Proposal : Details pursuant to condition 3 (materials) 4 (landscaping) 5 (refuse), 6 (cycle) 8 (EVCP), 9 (SUDS) in relation to 20/06103/CONR granted for variation of Condition 1 (approved plans) of planning permission 17/04049/FUL (amended to Erection of three storey rear extension comprising 4 x residential units following 21/00636/NMA) to make minor enlargements to the approved extension, various external (fenestration) changes and internal layout changes

Date Decision: 28.04.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01907/DISC
Location : Land Rear Of 51 To 57
Lodge Road
Croydon
CR0 2PF
Ward : **West Thornton**
Type: Discharge of Conditions

Proposal : Discharge of conditions 2 (external facing materials), 3 (refuse and cycle stores), 4 (hard and soft landscaping), and 5 (construction logistics plan) attached to planning permission Ref. 19/01744/FUL for 'Erection of 3 x 2-bed detached dwellings with associated refuse storage area'

Date Decision: 05.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/03525/FUL
Location : 2 Namton Drive
Thornton Heath
CR7 6EP
Ward : **West Thornton**
Type: Full planning permission

Proposal : Alterations, demolition of existing outbuilding and erection of 2x two-storey detached dwellings and provision of associated landscaping, parking and cycle and refuse storage.

Date Decision: 22.04.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00373/HSE
Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 2 Marden Road
Croydon
CR0 3ET

Type: Householder Application

Proposal : Alterations, demolition of existing garage, erection of front porch extension and part-single/two-storey side/rear extension.

Date Decision: 09.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01025/GPDO

Ward : West Thornton

Location : 22 Oakwood Road
Croydon
CR0 3QS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.4 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: 20.04.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01290/HSE

Ward : West Thornton

Location : 46 Wharfedale Gardens
Thornton Heath
CR7 6LB

Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 13.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01295/LP

Ward : West Thornton

Location : 3 Dunheved Close
Thornton Heath
CR7 6AQ

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer extension and provision of 3 rooflights in front roofslope

Date Decision: 10.05.22

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01328/GPDO

Ward : **West Thornton**

Location : 21 Ashley Road
Thornton Heath
CR7 6HW

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.5 metres

Date Decision: 11.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01343/LP

Ward : **West Thornton**

Location : 309 Thornton Road
Croydon
CR0 3EY

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single-storey rear extension, L-shaped rear dormer extension and provision of 1 rooflight in front roofslope

Date Decision: 13.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

16.05.2022 to 27.05.2022

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

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

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

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

Ref. No. :	21/04574/CAT	Ward :	Addiscombe East
Location :	45A Havelock Road Croydon CR0 6QQ	Type:	Works to Trees in a Conservation Area
Proposal :	T1 small self sown Sycamore - Cut down to ground level and poison the stump T2 Beech tree - Crown lift over pavement to 4m clearance and reduce lateral growth by 2 metres. T3 Conifer Lift to clear 4m and trim lateral growth. T4 Yew tree trim back lateral growth.		
Date Decision:	25.05.22		

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05985/HSE **Ward : Addiscombe East**
Location : 6 Havelock Road **Type: Householder Application**
Croydon
CR0 6QP
Proposal : Conversion of loft to habitable space. Erection of four rear dormers. Installation of four rooflights to the front roof slope.
Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06246/HSE **Ward : Addiscombe East**
Location : 24 Teevan Road **Type: Householder Application**
Croydon
CR0 6RN
Proposal : Erection of single-storey rear extension (following demolition of existing rear addition), and Alterations
Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06382/HSE **Ward : Addiscombe East**
Location : 82 Northampton Road **Type: Householder Application**
Croydon
CR0 7HT
Proposal : Conversion of loft to habitable space and erection of roof extensions.
Date Decision: 16.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00845/LP **Ward : Addiscombe East**
Location : 22 Dalmally Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6LS
Proposal : Erection of rear dormer and insertion of two front roof lights.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 4 Green Court Avenue
Croydon
CR0 7LD
Type: LDC (Proposed) Operations
edged

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

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01766/CAT
Location : Hamilton Court
66 Ashburton Road
Croydon
CR0 6AN
Ward : **Addiscombe East**
Type: Works to Trees in a
Conservation Area

Proposal : T1: Group of Sycamores - remove two lowest limbs. Tidy up previous stubs. Reduce back remaining crown up to 2 m. To clear car parking bays. G1: Hawthorn group of 2 - reduce back from car parking bays up to 2m. T4: Ash Tree - reduce back crown 2-2m from car parking bays. T2: Robinia - Reduce back 2-3m from car parking bays. T3: Silver Birch - Reduce back 2-3m from car parking bays. Maintenance.

Date Decision: 20.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01917/LP
Location : 30 Sherwood Road
Croydon
CR0 7DH
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion, erection of dormer to the rear roof and 3x roof lights to the front roof.

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01933/LP
Location : 34A Nicholson Road
Croydon
CR0 6QS
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations
edged

Proposal : L-shaped dormer and 2 x rooflights to front roof slope

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02061/LP

Location : 6 Storrington Road
Croydon
CR0 6PN

Ward : Addiscombe East

Type: LDC (Proposed) Operations
edged

Proposal : Erect a single storey rear extension.

Date Decision: 27.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06141/LP

Location : 14 John's Terrace
Croydon
CR0 6TD

Ward : Addiscombe West

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single-storey rear extension and rear dormer.

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06190/HSE

Location : 27 Rymer Road
Croydon
CR0 6EF

Ward : Addiscombe West

Type: Householder Application

Proposal : Alterations, erection of single-storey side/rear extension, installation of door in rear elevation and removal of front porch.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00214/HSE

Location : 14 Leslie Park Road
Croydon
CR0 6TN

Ward : Addiscombe West

Type: Householder Application

Proposal : Erection of a single-storey rear/side wraparound extension (following demolition of existing single-storey structure)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	22/00351/DISC	Ward :	Addiscombe West
Location :	Grassmere House 40 Cherry Orchard Road Croydon CR0 6GA	Type:	Discharge of Conditions

Proposal : Discharge part 3 of Condition 24 (Contaminated Land) attached to planning permission ref. 18/03320/FUL as amended by Non-Material Amendments refs. 20/00570/NMA and 20/06484/NMA for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses

Date Decision: 19.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. :	22/00970/CAT	Ward :	Addiscombe West
Location :	Flat 2 32 Clyde Road Croydon CR0 6SU	Type:	Works to Trees in a Conservation Area

Proposal : Fir tree. Needs cutting back as has grown substantially.

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	22/00982/DISC	Ward :	Addiscombe West
Location :	51 Warren Road Croydon CR0 6PF	Type:	Discharge of Conditions

Proposal : Discharge of Condition 3 (Waste Management Plan) attached to permission 21/01186/FUL for 'Change of use from small HMO (C4 Use Class) to large HMO (Sui Generis)'

Date Decision: 26.05.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01113/DISC **Ward : Addiscombe West**
Location : 40-60, 42 & 42A Cherry Orchard Road **Type: Discharge of Conditions**
Croydon
CR0 6BA

Proposal : Discharge Condition 4 (Public Art Strategy) attached to planning permission ref. 18/03320/FUL as amended by Non-Material Amendments refs. 20/00570/NMA and 20/06484/NMA for Demolition of the existing buildings, erection of a 7 to 9 storey building to provide up to 120 residential units and associated amenity space, hard and soft landscaping, boundary treatment, refuse storage, cycle parking and car parking with associated vehicle accesses

Date Decision: 27.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01123/FUL **Ward : Addiscombe West**
Location : 29 Lower Addiscombe Road **Type: Full planning permission**
Croydon
CR0 6PQ

Proposal : Retention of hot food take away (sui generis) on ground floor and the erection of a new extract system to the rear.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01149/LP **Ward : Addiscombe West**
Location : 21 Dartnell Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 6JB

Proposal : Erection of single storey side extension.

Date Decision: 24.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01534/TRE **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Peony Court
58 Addiscombe Road
Croydon
CR0 5PH
Type: Consent for works to protected trees

Proposal : T2 - Copper Beech - Remove epicormic growth up to 3.5 metres, up to crown break.
G1 - 2x Limes - Pollard at 10 metres above ground level to create uniform height and framework of lateral pollard heads. Finished height will be 2.5 metres above historic topping point of the largest tree.
(TPO 13, 1984)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01776/PDO
Location : Knollys House
17 Addiscombe Road
Croydon
CR0 6SR
Ward : **Addiscombe West**
Type: Observations on permitted development

Proposal : The proposed installation of 6no. new antennas, 1no. 600mm dish, 1no. 300mm dish, 3no. cabinet and ancillary works thereto.

Date Decision: 17.05.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01231/GPDO
Location : 143 Brigstock Road
Thornton Heath
CR7 7JN
Ward : **Bensham Manor**
Type: Prior Appvl - up to two storeys flats

Proposal : Construction of two additional storeys to provide six self-contained flats (Prior Approval under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 16.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01308/FUL
Ward : **Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 1A Lyndhurst Road
Thornton Heath
CR7 7PY
Type: Full planning permission

Proposal : Demolition of the existing building in retail (Class Ea) use and erection of a new three storey building fronting Lyndhurst Road and a separate single storey building at the rear to provide a total of 5 homes on the site (Class C3 use), with other associated site alterations.

Date Decision: 23.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01350/LP
Location : 8A Pawsons Road
Croydon
CR0 2QE
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Conversion of existing garage to habitable room

Date Decision: 16.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01428/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 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum overall height of 2.8 metres

Date Decision: 17.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01853/LP
Location : 44 Bridport Road
Thornton Heath
CR7 7QG
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Rear dormer loft conversion and 3 front rooflights.

Date Decision: 24.05.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 90 Kelvin Gardens
Croydon
CR0 4UR
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01358/DISC
Location : Morris House
2 Bensham Lane
Croydon
CR0 2RQ
Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 3 (Construction Logistics Plan) of planning permission ref 21/00493/FUL granted for 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: 24.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01417/GPDO
Location : 47 Ringwood Avenue
Croydon
CR0 3DT
Ward : **Broad Green**
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: 18.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01502/GPDO
Location : 153 Handcroft Road
Croydon
CR0 3LF
Ward : **Broad Green**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 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 2.66 metres and a maximum height of 3.63 metres

Date Decision: 24.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01517/HSE
Location : 153 Handcroft Road
Croydon
CR0 3LF

Ward : Broad Green
Type: Householder Application

Proposal : Insertion of a window to the rear elevation with associated work

Date Decision: 23.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/04423/FUL
Location : 58-60 Westow Hill
Upper Norwood
London
SE19 1RX

Ward : Crystal Palace And Upper Norwood
Type: Full planning permission

Proposal : Demolition of existing rear ancillary storage building to former Plumbase store, erection of a three storey building comprising 1 three bedroom flat and 4 one bedroom flats, provision of associated refuse storage and cycle storage.

Date Decision: 18.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/01867/CAT
Location : 79 Beulah Hill
Upper Norwood
London
SE19 3EL

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

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 21/05926/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 134 Auckland Road **Type: Householder Application**
Upper Norwood
London
SE19 2RQ
Proposal : Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens.

Date Decision: 26.05.22

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 21/06361/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 94 Beauchamp Road **Type: Householder Application**
Upper Norwood
London
SE19 3DB
Proposal : Erection of single storey rear and side extension.

Date Decision: 26.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00640/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 31 Waddington Way **Type: Householder Application**
Upper Norwood
London
SE19 3XP
Proposal : Erection of single storey rear and side extension and first floor side dormer extension.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00646/HSE **Ward :** **Crystal Palace And Upper Norwood**
 Location : 328 Grange Road **Type:** Householder Application
 Upper Norwood
 London
 SE19 3DQ
 Proposal : Alterations, erection of single-storey rear extension

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00817/HSE **Ward :** **Crystal Palace And Upper Norwood**
 Location : 15 Summit Way **Type:** Householder Application
 Upper Norwood
 London
 SE19 2PU
 Proposal : Erection of a single storey rear extension

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00975/FUL **Ward :** **Crystal Palace And Upper Norwood**
 Location : Garages R/O 93 Central Hill **Type:** Full planning permission
 Upper Norwood
 London
 SE19 1BY
 Proposal : Erection of a three-storey detached dwellinghouse (Use Class C3), Associated demolition of existing single-storey double garage, Associated cycle parking and waste storage spaces, and Alterations including landscaping

Date Decision: 26.05.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/01081/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 15 Harold Road **Type: Householder Application**
Upper Norwood
London
SE19 3PU
Proposal : Alterations and enlargement of basement, erection of lightwell, single storey side/rear extension, enlargement of existing dormer, erection of staircase, revised fenestration and access, refurbishment throughout and revisions to the front boundary treatment.

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01144/HSE **Ward : Crystal Palace And Upper Norwood**
Location : 28 Pytchley Crescent **Type: Householder Application**
Upper Norwood
London
SE19 3QT
Proposal : Erection of a first floor side extension, and Alterations

Date Decision: 26.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01146/FUL **Ward : Crystal Palace And Upper Norwood**
Location : 44A Westow Street **Type: Full planning permission**
Upper Norwood
London
SE19 3AH
Proposal : Demolition of existing commercial premises (Use Class E). Erection of three storey building with commercial premises (Use Class E) at ground floor level with two flats and first and second floor levels with associated refuse and cycle storage.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 27.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/02915/DISC

Ward : Coulsdon Town

Location : 26 Fairdene Road
Coulsdon
CR5 1RA

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to planning permission 19/01675/FUL for of garage, conversion & extension of the existing semi-detached property to provide 3 flats (comprising 1 x studio flat and 2 x 3 bedroom flats), and the provision of a new build four storey property including a basement and accommodation in the roof space to provide 4 flats (comprising 2 x 1 bedroom, and 2 x 2 bedroom flats) , private and communal amenity space, cycle storage, hard & soft landscaping, bin storage and 2 car parking spaces

Date Decision: 26.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05620/HSE

Ward : Coulsdon Town

Location : 63 The Vale
Coulsdon
CR5 2AU

Type: Householder Application

Proposal : Alterations and single storey rear extension, first floor side extension, rear roof extension and installation of 3 roof lights.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05910/CONR

Ward : Coulsdon Town

Location : 1 South Drive
Coulsdon
CR5 2BJ

Type: Removal of Condition

Proposal : Application under section 73 of the Town and Country Planning Act 1990 for the variation of condition numbers 1 (approved drawings and documents) and 12 (Construction Logistics Plan) attached to planning permission ref.19/01109/FUL. (Demolition of existing detached dwelling and detached garage and the erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats (comprising 1 x 1 bedroom, 5 x two bedroom and 3 x three bedroom units), cycle storage, private and communal amenity space, landscaping including land level alterations, bin store, new access crossover and the provision of 6 parking spaces to the front).

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00162/HSE
Location : 31 The Chase
Coulsdon
CR5 2EJ
Ward : Coulsdon Town
Type: Householder Application
Proposal : Erection of first floor side extension, single storey rear extension, single storey front extension and rear dormer extension.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00212/HSE
Location : 92 Downs Road
Coulsdon
CR5 1AF
Ward : Coulsdon Town
Type: Householder Application
Proposal : Alterations including the erection of a part single, part two storey side and rear extension, replacement front porch and loft conversion including the insertion of two rooflights to both the front and rear roofslopes.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00767/HSE
Location : 33 Woodplace Lane
Coulsdon
CR5 1NE
Ward : Coulsdon Town
Type: Householder Application
Proposal : Alterations; demolition of conservatory, erection of part single and part 2 storey rear extension, and new side dormer to roof

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00818/FUL
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Jewson
Ullswater Crescent
Coulsdon
CR5 2HR
Type: Full planning permission

Proposal : Demolition of warehouse and sales buildings and erection of a new combined warehouse/sales building on the west side of the site with associated yard works.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00886/HSE
Location : 47 Stoats Nest Village
Coulsdon
CR5 2JN
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a front porch.

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00999/HSE
Location : 13 Clifton Road
Coulsdon
CR5 2DW
Ward : Coulsdon Town
Type: Householder Application

Proposal : Demolition of existing garage, erection of two-storey side extension, single-storey rear extension, raised decking, privacy screening and rooflights to facilitate loft conversion.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01166/GPDO
Location : 29 Ullswater Crescent
Coulsdon
CR5 2HR
Ward : Coulsdon Town
Type: Prior Appvl - Class E to (dwellings) C3

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Change of use of ground and first floor from office (Use Class E) to provide 7 no. self-contained residential units (Use Class C3) including associated alterations, provision of car parking, cycle parking and refuse storage space under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 24.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01338/HSE

Ward : Coulsdon Town

Location : 5 Keats Way
Coulsdon
Croydon
CR5 3FL

Type: Householder Application

Proposal : Erection of covered patio and summer house at rear (Retrospective)

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01357/LP

Ward : Coulsdon Town

Location : 27 Winifred Road
Coulsdon
CR5 3JB

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension

Date Decision: 26.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01482/DISC

Ward : Coulsdon Town

Location : 40 Woodcote Grove Road
Coulsdon
CR5 2AB

Type: Discharge of Conditions

Proposal : Application for approval of details reserved by condition number 11 (CO2 emissions) attached to planning permission 19/02110/FUL for the demolition of existing dwelling house and replacement with 9 new build apartments with associated car parking and landscaping

Date Decision: 25.05.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01523/GPDO
Location : 1 Stoney Cottages
Hollymeoak Road
Coulsdon
CR5 3QA

Ward : Coulsdon Town
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.3 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 4 metres

Date Decision: 23.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01657/LP
Location : 12 Portnalls Rise
Coulsdon
CR5 3DA

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

Proposal : Erection of a hip to gable roof extension, erection of a rear dormer and roof lights in the front roof slope

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01678/TRE
Location : 33 Wilhelmina Avenue
Coulsdon
CR5 1NL

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

Proposal : 1 x Ash tree - Reduce crown by 4m leaving 3m (TPO 11, 1984)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02269/DISC
Ward : Fairfield

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 25A - 27 Tamworth Place
Croydon
CR0 1RL
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (Sustainable Urban Drainage Methods) pursuant to planning permission 20/03032/FUL.

Date Decision: 24.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/03643/DISC
Location : 21-27 Sheldon Street
Croydon
CR0 1SS
Type: Discharge of Conditions
Ward : **Fairfield**

Proposal : Discharge of Condition 2 (Materials), 3 (CLP), 4 Contaminated Land), 6 (SUDs), 9 (Landscaping), 11 (Full Details), 14 (CO2) and 18 (Archaeology) of LPA ref: 19/05985/CONR (Application to vary Condition 4 (contaminated Land) of Permission 18/05680/CONR Application to vary Condition 13 (Restriction over use of commercial unit as Chapel of Rest only) and Condition 1 (Approved Plans to allow for the reduction in the size of the basement and an increase in the size of the commercial unit on the ground floor) of Permission 16/03825/P for the Demolition of existing buildings; erection of three/four storey building with basement comprising ground floor commercial space (Chapel of Rest, Use Class D1), 11 one bedroom, 10 two bedroom and 2 three bedroom flats; provision of associated landscaping and services, front service bay, disabled and cycle parking (amended description))

Date Decision: 25.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/04826/FUL
Location : 104 North End
Croydon
CR0 1UD
Type: Full planning permission
Ward : **Fairfield**

Proposal : Formation of first floor level 1 bedroom flat

Date Decision: 25.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05979/FUL
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 51A Chatsworth Road
Croydon
CR0 1HF
Type: Full planning permission
Proposal : Replace aluminium windows with timber framed windows.

[Only relates to front, side, and rear elevations at second floor]

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00400/FUL
Location : 8 - 10 George Street
Croydon
CR0 1PA
Type: Full planning permission
Ward : **Fairfield**

Proposal : Alterations to shop front and display of signage

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00401/ADV
Location : 8 - 10 George Street
Croydon
CR0 1PA
Type: Consent to display advertisements
Ward : **Fairfield**

Proposal : Installation of one fascia sign and one projecting sign with Little Vegas branding

Date Decision: 24.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/00447/DISC
Location : Commercial Property
Ryan House
96 Park Lane
Croydon
CR0 1JB
Type: Discharge of Conditions
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00905/FUL **Ward : Fairfield**
 Location : 8 Norfolk House Type: Full planning permission
 Wellesley Road
 Croydon
 CR0 1LH

Proposal : Installation of Kitchen Extract ducting at the rear of the building

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00908/CAT **Ward : Fairfield**
 Location : Old Palace School Type: Works to Trees in a
 Old Palace Road Conservation Area
 Croydon
 CR0 1AX

Proposal : T1 Silver Birch - Cut back to clear building by 3m and BT wire by 1m
 T2 Sycamore - Remove dead wood and clear BT wires by 1m
 T3 Willow - Reduce height and laterals by 3m to points of last reduction (Structural
 pollard)
 T4 3 x Self-sown Ash - Fell (Causing damage to boundary wall)
 T5 Hawthorn - Crown lift to 3m

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01088/DISC **Ward : Fairfield**
 Location : Development Site Former Site Of Sydenham Type: Discharge of Conditions
 Court
 52 Sydenham Road
 Croydon
 CR0 2EF

Proposal : Details pursuant to conditions 14 (Travel Plan) and 15 (delivery and service plan) of
 planning permission ref 19/04764/ful 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: 26.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01151/FUL **Ward : Fairfield**
Location : Flat 8 **Type: Full planning permission**
26 Chatsworth Road
Croydon
CR0 1BN

Proposal : Erection of rear access ramp, new rear doors and side screen.

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01662/CAT **Ward : Fairfield**
Location : 19 Beech House Road **Type: Works to Trees in a**
Croydon **Conservation Area**
CR0 1JQ

Proposal : T1 Ash - Fell

Date Decision: 20.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/03608/TRE **Ward : Kenley**
Location : East Cliff House **Type: Consent for works to protected**
5 Highland Road **trees**
Purley

Proposal : Acer Pseudoplatanus (T1): 2 Metre Crown Reduction up to a 25mm max cut size.
(TPO 25, 2015)

Date Decision: 25.05.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 21/04758/HSE **Ward : Kenley**
Location : 6 Chertsey Close **Type: Householder Application**
Kenley
CR8 5LN
Proposal : Erection of raised rear patio

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 16.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05138/HSE
Location : 51 Hilltop Road
Whyteleafe
CR3 0DF
Ward : **Kenley**
Type: Householder Application
Proposal : Formation of staircase to site frontage (retrospective).

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05623/TRE
Location : Torii Pines
Firs Road
Kenley
CR8 5LH
Ward : **Kenley**
Type: Consent for works to protected trees
Proposal : Beech (T1)- Reduce the height and the lateral branches by 1.5m (Back to previous points)
(TPO No. 54, 2009)

Date Decision: 25.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/05931/FUL
Location : 52 Welcomes Road
Kenley
CR8 5HD
Ward : **Kenley**
Type: Full planning permission
Proposal : Demolition of existing property and erection of 3 detached houses, 6 car parking spaces and private gardens.

Date Decision: 19.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00177/FUL
Location : 3 Park Road
Kenley
CR8 5AS
Ward : **Kenley**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Demolition of the existing property, excavation of part of site and the erection of a part 3/4 storey building to 9 apartments (comprising 3 x 1 bed, 3 x 2 bed and 3 x 3 bed), with associated access and 7 parking spaces with vehicle access from Ravens Wold.

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00293/HSE
Location : 69 Godstone Road
Kenley
CR8 5AJ
Proposal : Erection of a part single/two storey rear extension.
Ward : **Kenley**
Type: Householder Application

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00311/FUL
Location : Fernlea House Farm
Golf Road
Kenley
CR8 5ES
Proposal : Demolition of existing buildings and the erection of a replacement barn to serve the existing scaffolding yard.
Ward : **Kenley**
Type: Full planning permission

Date Decision: 25.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00577/HSE
Location : 264 Old Lodge Lane
Purley
CR8 4AP
Proposal : Alterations, erection of front porch
Ward : **Kenley**
Type: Householder Application

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00745/HSE
Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 114 Higher Drive
Purley
CR8 2HL
Type: Householder Application

Proposal : Erection of a two storey side extension and single storey rear extension with internal alterations to include a granny annexe.

Date Decision: 27.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00816/TRE
Location : 8 Frobisher Close
Kenley
CR8 5HF
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : Lime Trees - General prune.
(TPO no. 26, 1973 and 11, 1971)

Date Decision: 25.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00857/HSE
Location : 10 Burcott Road
Purley
CR8 4AA
Ward : **Kenley**
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of single storey rear extension with alterations to raised patio at the rear.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01095/HSE
Location : 60 Kenley Lane
Kenley
CR8 5DD
Ward : **Kenley**
Type: Householder Application

Proposal : Alterations to include alterations to the existing garage, erection of single storey side/single/two storey rear extension, construction of pitched roof over existing dormer feature at side and erection of front porch.

Date Decision: 18.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01109/HSE
Location : 10 Somerton Close
Purley
CR8 4BA

Ward : Kenley
Type: Householder Application

Proposal : Alterations; erection of single storey rear extension.

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01309/HSE
Location : Tanglewood
29 Hawkhurst Road
Kenley
CR8 5DN

Ward : Kenley
Type: Householder Application

Proposal : Erection of first floor extension to create a two storey dwellinghouse.

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01314/TRE
Location : 5 Mount Close
Kenley
CR8 5DP

Ward : Kenley
Type: Consent for works to protected trees

Proposal : T2 Lime Tree- Prune back to previous pruning points
G1. 2 x Sycamore trees - Prune back to previous pruning points and crown lift to 4 metres from ground level to remove epicormic growth.
T4. Cypress - Fell to ground level due to die back in the crown
T5. Pine tree- Lift lower limb to the blue line in the sketch (1.5 metres) over hanging the property
(TPO 28, 2008)

Date Decision: 19.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 114 Higher Drive
Purley
CR8 2HL
Type: Householder Application

Proposal : Erection of a single storey side, rear and front extension with alterations to the internal layout of the building to accommodate a self-contained granny annexe.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01539/TRE
Location : 1 Benthall Gardens
Kenley
CR8 5EZ
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : T1: Large Beech with recent stem failure crown reduced by up to 8m to a residual height of 20m and a spread of 20m. Safety works due to recent failure.
T2: Lime reduced in height by 5m and laterally by up to 3m
G1 3x Lime crown reduce by up to 4m in height and 2.5m laterally.
G2: 2x Larch within rear garden fell
T4: Leylandii Fell
(TPO 14, 1974)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01608/TRE
Location : 108 Hayes Lane
Croydon
Kenley
CR8 5HR
Ward : **Kenley**
Type: Consent for works to protected trees

Kenley
CR8 5HR

Proposal : T1 - Beech - To crown reduce mature Beech tree located in the rear garden by 5.0m as per Charles Hurst Tree report to reduce sail effect.
(TPO 107)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 2A Green Lane Gardens
Thornton Heath
CR7 8HP

Type: Full planning permission

Proposal : Retention of existing block, adjustment of roof slope and form, subdivision to form two separate units and related amenity space and stores.

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/01905/HSE
Location : 62 Virginia Road
Thornton Heath
CR7 8EJ

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of front roof lights, erection of first storey side/rear extension and a rear dormer window (Amended description).

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/02547/DISC
Location : 303 - 305 Norbury Avenue
Norbury
London
SW16 3RW

Ward : Norbury Park
Type: Discharge of Conditions

Proposal : Discharge of condition 2 attached to Planning Permission: 19/02388/FUL, for the Demolition of existing dwellings. Erection of 3-storey building to provide 2 x 3-bed, 3 x 2-bed and 4 x 1-bed flats (9 in total) with associated parking, amenity spaces, refuse and cycle storage

Date Decision: 25.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00210/HSE
Location : 30 Hillcote Avenue
Norbury
London
SW16 3BH

Ward : Norbury Park
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Erection of a part single/two-storey rear/side wraparound extension with associated alterations (following demolition of attached garage and side outrigger)

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00304/HSE
Location : 42 Georgia Road
Thornton Heath
CR7 8DR

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of a ground floor and first floor side and rear extension.

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00998/HSE
Location : 3 Briar Avenue
Norbury
London
SW16 3AB

Ward : Norbury Park
Type: Householder Application

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

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01225/LP
Location : 43 Norbury Close
Norbury
London
SW16 3ND

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

Proposal : Conversion of loft to habitable space. Erection of rear dormer.

Date Decision: 26.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 36 Croft Road
Norbury
London
SW16 3NF
Type: LDC (Proposed) Operations
edged

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

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01897/LP
Location : 21 Georgia Road
Thornton Heath
CR7 8DU
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

Proposal : ERECTION OF NEW DETACHED OUTBUILDING

Date Decision: 24.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/05095/FUL
Location : 135 Pollards Hill South
Norbury
London
SW16 4LZ
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Demolition of existing two storey house and attached garage, and erection of a three
storey building fronting Pollards Hill South and comprising 6 flats, and erection of 2 semi-
detached two storey dwellinghouses at rear, provision of associated vehicular access,
off-street car parking to forecourt and rear, and cycle/refuse storage and soft/hard
landscaping.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06098/LP
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 30 Pollards Hill East
Norbury
London
SW16 4UT
Type: LDC (Proposed) Operations edged
Proposal : Hip to gable loft conversion and erection of rear dormer. Installation of three rooflights on the front roof.

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/06283/DISC
Location : 2-10 Fairview Road
Norbury
London
SW16 5PY
Type: Discharge of Conditions
Ward : **Norbury And Pollards Hill**
Proposal : Discharge of Condition 5 (Cycle Parking) and 6 (Refuse/Recycling) of LPA ref: 20/02330/FUL (Change of use from A1(etail) to part D2 (gym) and part C3 (6 flats) single storey infill extension and minor external alterations including the enlargement of existing windows and creation of new windows with associated amenity space, parking and refuse store).

Date Decision: 27.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00590/HSE
Location : 29 Pollards Hill West
Norbury
London
SW16 4NU
Type: Householder Application
Ward : **Norbury And Pollards Hill**

Proposal : Demolition of existing garage, erection of new garage with summer room.

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00674/HSE
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 81 Darcy Road
Norbury
London
SW16 4TZ
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01291/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

Date Decision: 27.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01351/HSE
Location : 270 Woodmansterne Road
Norbury
London
SW16 5TR
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Alterations, erection of first-floor rear extension.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01411/CONR
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Solent Court
1258 London Road
Norbury
London
SW16 4EY
Type: Removal of Condition

Proposal : Variation of Condition 2 attached to Planning Application 21/02164/FUL - Date of Decision: 30/12/2021 for (Replacement of external render with non-combustible render board and associated works)

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01619/LP
Location : 14 Beech Road
Norbury
London
SW16 4NW
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with hip to gable roof extension, erection of a rear box dormer, insertion of roof lights to roof roofslope and insertion of flank windows.

Date Decision: 25.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01913/LP
Location : 79 Dalmeny Avenue
Norbury
London
SW16 4RR
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged

Proposal : Erection of a dormer extension and rooflights for a loft conversion and erection of a summer house

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/00296/HSE
Location : 85 Bradmore Way
Coulston
CR5 1PE
Proposal : Alterations, erection of first floor rear extension.

Ward : **Old Coulston**
Type: Householder Application

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00779/HSE
Location : 245 Caterham Drive
Coulston
CR5 1JS
Proposal : Alterations: hip to gable roof extension and erection of rear dormer; new front porch on the side elevation with enlarged front entrance; new velux windows on the front roof slope and additional windows on other elevations; and new raised terrace to front elevation with glazed doors.

Ward : **Old Coulston**
Type: Householder Application

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01348/TRE
Location : Coulston Church Of England Primary School
Bradmore Green
Tollers Lane
Coulston
CR5 1ED
Proposal : All tree work as per Appendix 1: Tree Survey Schedule. Please see attached (TPO 22, 2009)

Ward : **Old Coulston**
Type: Consent for works to protected trees

Date Decision: 19.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01354/CAT
Ward : **Old Coulston**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 137 Marlpit Lane
Coulsdon
CR5 2HH

Type: Works to Trees in a
Conservation Area

Proposal : Conifer (T1) - Fell

Date Decision: 19.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01389/HSE
Location : 53 Taunton Lane
Coulsdon
CR5 1SJ

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

Proposal : Double storey side extension and single storey rear extension.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01595/TRE
Location : The Tudor Rose Public House
270 Coulsdon Road
Coulsdon
CR5 1EB

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

Proposal : Arb team to pollard neighbours unidentified trees overhanging bin store area using chainsaws and rope and harness techniques. Crown to be reduced laterally to 1.5 metres behind fence line and to a height of 2.5 metres from ground level.

Date Decision: 19.05.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 22/01844/LP
Location : 10 Stanley Close
Coulsdon
CR5 2LN

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

Proposal : Loft conversion including the erection of a rear dormer

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 27.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/03826/HSE
Location : 53 Upfield
Croydon
CR0 5DR
Ward : **Park Hill And Whitgift**
Type: Householder Application
Proposal : Erection of two single storey outbuildings in the applicant's rear garden for uses ancillary to the existing detached family house (retrospective application)

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05096/DISC
Location : 22A Brownlow Road
Croydon
CR0 5JT
Ward : **Park Hill And Whitgift**
Type: Discharge of Conditions
Proposal : Discharge of conditions 3 (external materials), 4 (design details), 5, (trees and landscaping), 6 (Construction Logistics Plan), 10 (tree installation monitoring), and 11 (planting and green roof) attached to planning permission ref: 20/02301/FUL for Erection of three storey building to the side comprising two flats with provision of associated cycle and bin storage. approved on 18.11.2020.

Date Decision: 24.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/05609/TRE
Location : 27 Stanhope Road
Croydon
CR0 5NS
Ward : **Park Hill And Whitgift**
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : GC010422 Various Species Low branches over parking spaces. Crown Lift Over Car Park to 2.5m Remove to ground level small Plum at the end of the parking bay under Sycamore, yellow X marked on stem.
GC010428 Hawthorn Tree in physiological decline. Fell to Ground Level (Section Fell)
GC010431 Unknown Species: Suppressed tree leaning over footpath. Decay present in rear of stem. Fell to Ground Level (Directional Fell)
GC010433 Blue Atlas Cedar : Fell to Ground Level (Section Fell)
GC010436 Magnolia: Care taker has requested the crown be pruned back off building. Prune to Clear Building by 1m Sensitive prune off building
GC010444 Laurel: Collapsed Laurel to clear. Prune Specific Branch/Limb Clear collapsed Laurel to open garden path. Clear bramble too.
GC010447 Cherry: Cherries in group, 2 have died. Fell to Ground Level (Section Fell)
GC010453 English Oak: Prune to Clear Building by 1m (TPO 36, 1983)

Date Decision: 25.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06152/HSE **Ward : Park Hill And Whitgift**
Location : 12 Crusader Gardens **Type: Householder Application**
Croydon
CR0 5UJ
Proposal : Ground floor rear extensions and other minor alterations to the house

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00368/HSE **Ward : Park Hill And Whitgift**
Location : 38 Fitzjames Avenue **Type: Householder Application**
Croydon
CR0 5DD
Proposal : Alterations including two storey side extensions and two storey front extension including front porch

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00917/HSE
Location : 10 Harland Avenue
Croydon
CR0 5QB

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Erection of single storey side extension to the existing garage (retrospective application)

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00958/HSE
Location : 2A Upfield
Croydon
CR0 5DP

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Erection of single storey rear extension; alterations to include increased height to existing roof to create a two storey house with accommodation in the roofspace and dormer extensions in front and rear roofslopes.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01677/TRE
Location : Grovelands Court
60 Addiscombe Road
Croydon
CR0 5PH

Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Proposal : Ivy Clad Sycamore: Section fell to ground level and treat stump to prevent regrowth

Reasons: Unsuitable location for tree, located in raised bed unable to grow, restricted root, blatant damage to wall, ivy clad, poor form

Date Decision: 20.05.22

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 42 Lower Barn Road
Purley
CR8 1HQ

Type: Householder Application

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

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01111/DISC

Ward : **Purley Oaks And
Riddlesdown**

Location : Development Site At
1 Christchurch Road
Purley
CR8 2BZ

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (CO2 emission) and 9 (water efficiency) attached to permission 19/00547/FUL dated 09/09/2019 for the 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: 25.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01316/TRE

Ward : **Purley Oaks And
Riddlesdown**

Location : Bramley Bank School
170 Sanderstead Road
South Croydon
CR2 0LY

Type: Consent for works to protected trees

Proposal : (TPO T3) T2: Oak (Tag 606) Remove epicormic growth on stem.
(TPO 2) T3: Beech (Tag 607) crown reduced by up to 2m
(TPO 22, 2009)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01451/TRE **Ward :** **Purley Oaks And Riddlesdown**
Location : 14 Waldorf Close **Type:** Consent for works to protected trees
South Croydon
CR2 6DY
Proposal : T1-3 Horse Chestnut: Prune back to previous pruning points.
(TPO 13, 1978)

Date Decision: 19.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01471/GPDO **Ward :** **Purley Oaks And Riddlesdown**
Location : 3 Edgehill Road **Type:** Prior Appvl - Class A Larger House Extns
Purley
CR8 2NB
Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 4 metres

Date Decision: 18.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01860/LP **Ward :** **Purley Oaks And Riddlesdown**
Location : 22 Biddulph Road **Type:** LDC (Proposed) Operations edged
South Croydon
CR2 6QA
Proposal : Erection of a single storey rear extension

Date Decision: 26.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 20/01080/TRE
Location : 127A Foxley Lane
Purley
CR8 3HR

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

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : APPLICATION PLANNING PERMISSION FOR WIDER DRIVEWAY AND CUTTING OF TREES SUBJECT TO TPO
127A Foxley Lane CR8 3HR

Requesting to have proposed works to trees subject to a Tree Preservation Order

Explanatory notes for the tree schedule provided previously by David Archer Associates on
Behalf of Lucas Design in 2017

Only a small specimen of the schedule used based on the information provided by the Matt Rew an Arboricultural Surveyor.
This was an inspection carried out by him on Thursday 12th February 2015 on behalf of Lucas Design
Who Designed my home 127A Foxley Lane, CR8 3HR
This information was for the Trees to my front driveway.

I am requesting planning permission to open up the driveway to 127A Foxley Lane Cr8 3hr significantly so that manoeuvring of the vehicles parked can be done safely and without damaging the trees G2 , G3, which are positioned in a way that they are obstructing the driveway rendering it too tight to manoeuvre safely.
Also the trees, G2 , G3 being too close to the house and adjoining property driveway, of 129A FOXLEY LANE, - a new build , the tree debries (branches , leaves)falling into the neighbouring property during stormy weather and heavily into the vehicles bonnet , windshield and body work .
I am seeking planning permission to stone tile the driveway at the location of the tree G2, G3 , opening up the driveway to a reasonable size. Placing a low wall - bricking off the remaining area of the trees , securely, leaving soil in place and completing crown reduction of 20% on T3,T4,T5

Note A

Will show 1. Tree number - expressed in order starting from number 3
2. SPECIES - The common name
3. LIFE STATE - mature , over mature
4. STRUCTURE - whether moderate or poor : MODERATE =A Specimen with only minor defects that are easily remedied or of no long term significance . : POOR =Significant and irremediable physiological or structural defects that may lead to early or premature decline.
5. COMMENTS - Note...

Date Decision: 23.05.22

Withdrawn application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 42 Grovelands Road
Purley
CR8 4LA

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (Materials), 4 (Landscaping), 5 (Play Space), 6 (Cycle and Refuse Storage), 11 (Emissions) and 13 (SUDS) attached to planning permission ref. 19/00886/FUL for the demolition of the existing dwelling and the erection of a 3 storey detached building (with roofspace accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.

Date Decision: 24.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06130/DISC

Location : 3 Olden Lane
Purley
CR8 2GF

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (landscaping) attached to permission 20/03751/CONR dated 23/11/2021 for 'Variation of Condition 1 (approved plans) attached to planning permission ref.19/00110/FUL for demolition of the existing dwelling and detached garage. Erection of a two/three storey building to provide 8 units with associated parking/access, landscaping, internal refuse and external cycle stores (involving minor alterations to window and door details; brick work and internal layout)'.

Date Decision: 26.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06132/DISC

Location : 3 Olden Lane
Purley
CR8 2GF

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition 9 (children's playspace) attached to permission 20/03751/CONR dated 23/11/2021 for 'Variation of Condition 1 (approved plans) attached to planning permission ref.19/00110/FUL for demolition of the existing dwelling and detached garage. Erection of a two/three storey building to provide 8 units with associated parking/access, landscaping, internal refuse and external cycle stores (involving minor alterations to window and door details; brick work and internal layout)'.

Date Decision: 26.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 21/06164/HSE
Location : 27 Hartley Old Road
Purley
CR8 4HH

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations including the erection of a first floor (and roof level) front extension, two dormers to the front roof and three dormers to the rear roof.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06178/HSE
Location : Wurlie
Warren Road
Purley
CR8 1AA

Ward : Purley And Woodcote
Type: Householder Application

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

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06391/TRE
Location : 44A Selcroft Road
Purley
CR8 1AD

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

Proposal : T.4. - Beech tree - Reduce crown by approx 2.5m leaving 4-5m,, crown thin by 10%, raise crown to 4m & remove major deadwood
T.1. - Whitebeam - Reduce crown by approx 1.5m leaving 3m, remove low stem over drive, remove major deadwood
T.2. - Oak - Reduce lower lateral branches over highway by approx 2m leaving 4m, clear branches touching BT line by 0.5m, raise crown to 4m & remove major deadwood

Date Decision: 25.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00048/HSE
Location : 8 Walburton Road
Purley
CR8 3DH
Proposal : Construction of new two storey detached garage with storage level and minor landscape amendments

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

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00474/DISC
Location : 55 Selcroft Road
Purley
CR8 1AJ
Proposal : Discharge of condition 11 (carbon dioxide emissions) and 13 (dropped kerb) attached to planning permission 18/05009/FUL for Demolition of existing two storey detached property and garage, erection of a two storey plus basement and roof level building, creation of nine self-contained residential dwellings (C3) with terraces on side and rear elevations, and associated alterations including landscaping, car parking, bicycle and refuse stores

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

Date Decision: 26.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00510/DISC
Location : 22 Hartley Down
Purley
CR8 4EA
Proposal : Discharge of condition 7 (Materials) of planning permission 20/04128/FUL (Demolition of the existing dwelling and erection of a three storey building containing 7 flats.).

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

Date Decision: 19.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00538/HSE
Location : 11 Verulam Avenue
Purley
CR8 3NR

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Alterations including conversion of the garage to a habitable room.

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00832/CAT
Location : 2 Silver Lane
Purley
CR8 3HG

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

Proposal : 1 Mulberry tree - Fell
1 ash - fell
3 unknown trees - fell

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00833/TRE
Location : 42 Oakwood Avenue
Purley
CR8 1AQ

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

Proposal : T1 - Silver Birch - crown reduce by 2 metres and crown lift to 5 metres measured from
ground level.
(TPO 8, 1983)

Date Decision: 25.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/00860/DISC
Location : 67 Higher Drive
Purley
CR8 2HR

Ward : Purley And Woodcote
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Discharge of condition 6 (bat licence), 8 (Biodiversity Enhancement Strategy) and 11 (bins and bikes) attached to permission 20/01484/FUL dated 09/10/20 for 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.

Date Decision: 19.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00881/TRE
Location : 208 Brighton Road
Purley
CR8 4HB

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

Proposal : T1 Horse Chestnut - Fell
(TPO 11, 1973)

Date Decision: 25.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00915/CAT
Location : Christina
The South Border
Purley
CR8 3LD

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

Proposal : T1 and T2 Limes - To crown reduce by approximately 4.0m in height and 2.0m in width.

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00916/CAT
Location : 19 Rose Walk
Purley
CR8 3LJ

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

Proposal : T1 - Beech - To reduce Purple Beech tree located at the rear of the garden by 2.0m on neighbouring garden side only

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00925/DISC
Location : 58 Old Lodge Lane
Purley
CR8 4ET

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition numbers 5 (landscaping), 6 (materials) and 7 (drainage strategy) attached to planning permission ref. 21/00954/FUL. (Demolition of existing detached house and replacement with a new development of 9 flats over 3 floors with 8 parking spaces.)

Date Decision: 25.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00941/CAT
Location : 31 Furze Lane
Purley
CR8 3EJ

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

Proposal : T1 Fir Tree - Height Reduction - 1m
T2 Fir Tree - Height Reduction - 2m
T3 Fir Tree - Height Reduction - 1.5m

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00972/DISC
Location : Development Site Former Site Of
22 Purley Knoll
Purley
CR8 3AE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (SUDS), 6 (Landscaping), 7 (Vehicular access), 8 (Cycle parking and ramp) attached to planning permission 19/03410/FUL for 'Demolition of existing buildings; Erection of 7no. apartments and 2no. dwellings and associated works.'

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 19.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01033/CAT

Location : 1 Silver Lane
Purley
CR8 3HJ

Ward : Purley And Woodcote

Type: Works to Trees in a
Conservation Area

Proposal : T1. Common Beech. Fell due to loss of light to the front of the property.

Date Decision: 25.05.22

Objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01206/GPDO

Location : 4A Old Lodge Lane
Purley
CR8 4DE

Ward : Purley And Woodcote

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

Proposal : Part change of use of ground floor and whole of the first floor from (Use Class E) commercial, business and service, to provide 1 no. residential unit (Use Class C3) under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 26.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/01347/DISC

Location : Gemini Court
852 Brighton Road
Purley
CR8 2FD

Ward : Purley And Woodcote

Type: Discharge of Conditions

Proposal : Discharge of condition 1 - construction logistics plan attached to application 18/05212/GPDO for change of use from existing B1 offices to C3 residential use, provision of 8 no. flats(4 no. 1B and 4 no. 2b flats)

Date Decision: 24.05.22

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/01390/CAT
Location : 4 Furze Lane
Purley
CR8 3EG

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

Proposal : G1: Conifers reduce 50% in height

Date Decision: 19.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01449/DISC
Location : 11 Hartley Old Road
Purley
CR8 4HH

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (SUDS) of planning reference 20/05200/FUL Demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 24.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/01499/TRE
Location : 63 Woodcote Valley Road
Purley
CR8 3BG

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

Proposal : T1 Lime - Thin by 10%
T2 Beech - Thin by 10%
(TPO 21, 1979)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01581/LP

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 44 Foxley Lane
Purley
CR8 3EE
Type: LDC (Proposed) Operations
edged

Proposal : Alterations to the land levels at the rear and erection of a single storey rear extension.

Date Decision: 24.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01609/NMA
Location : 20 Oakwood Avenue
Purley
CR8 1AQ
Ward : **Purley And Woodcote**
Type: Non-material amendment

Proposal : Non-material amendment to parent application 21/04519/FUL. Minor amendments relating to the ground and first floor layouts and building elevations.

Date Decision: 17.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01640/LP
Location : 2 Monahan Avenue
Purley
CR8 3BA
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension

Date Decision: 26.05.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01676/TRE
Location : 31 Selcroft Road
Purley
CR8 1AG
Ward : **Purley And Woodcote**
Type: Consent for works to protected
trees

Proposal : T4 Ash tree - Fell
(TPO 18, 2000)

Date Decision: 25.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01076/FUL **Ward : Sanderstead**
Location : Hunters Lodge **Type: Full planning permission**
88 Mayfield Road
South Croydon
CR2 0BF
Proposal : Retrospective planning permission for the erection of an outbuilding to be used as an office ancillary to the existing care home. Erection of a new ramp and raised platform area to provide access to the outbuilding.

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03703/FUL **Ward : Sanderstead**
Location : 18 Rectory Park **Type: Full planning permission**
South Croydon
CR2 9JN
Proposal : 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: 19.05.22

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

Level: Planning Committee

Ref. No. : 21/04742/FUL **Ward : Sanderstead**
Location : 2 Shaw Crescent **Type: Full planning permission**
South Croydon
CR2 9JA
Proposal : Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Date Decision: 16.05.22

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

Level: Planning Committee

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05913/DISC
Location : 89 Hyde Road
South Croydon
CR2 9NS

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of Condition 16 (Accessible Dwellings) of planning application 20/00108/FUL for Demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 18.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/06016/HSE
Location : 11 Downsway
South Croydon
CR2 0JB

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations including demolition of garage and erection of a single storey side/rear extension

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00046/HSE
Location : 46 Rectory Park
South Croydon
CR2 9JN

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of dormer extension in the rear roofslope of the existing single storey side projection

Date Decision: 26.05.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 22/00872/HSE **Ward : Sanderstead**
Location : 71 Orchard Road **Type: Householder Application**
South Croydon
CR2 9LZ
Proposal : Proposed ground floor side extension, facade alterations and all associated works.

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00890/HSE **Ward : Sanderstead**
Location : 6 Blacksmiths Hill **Type: Householder Application**
South Croydon
CR2 9AY

Proposal : Demolition of the existing conservatory and garage. Erection of a single storey rear/side extension and single storey front extension.

Date Decision: 26.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01254/DISC **Ward : Sanderstead**
Location : Agnes House **Type: Discharge of Conditions**
89 Hyde Road
South Croydon
CR2 9NS

Proposal : Discharge of condition 10 (Delivery and Service Management Plan) of planning permission 20/00108/FUL for the demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 18.05.22

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 9 Cranleigh Gardens
South Croydon
CR2 9LD
Type: Householder Application

Proposal : Demolition of existing single storey rear extension and erection of single storey side and rear wrap around extension

Date Decision: 18.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01306/HSE
Location : 58 Court Hill
South Croydon
CR2 9NA
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of single/two storey rear extension and first floor side extension. Garage conversion.

Date Decision: 23.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01312/HSE
Location : 11 Court Hill
South Croydon
CR2 9ND
Ward : **Sanderstead**
Type: Householder Application

Proposal : Erection of single storey front extension and single storey side return extension. Garage conversion into habitable room.

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01400/DISC
Location : 3 Harewood Gardens
South Croydon
CR2 9BU
Ward : **Sanderstead**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Discharge of Condition 5 (Materials) attached to planning permission 20/03366/FUL for Demolition of two family dwellinghouses and erection of 8x semi-detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 26.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01408/NMA

Ward : Sanderstead

Location : Agnes House
89 Hyde Road
South Croydon
CR2 9NS

Type: Non-material amendment

Proposal : Non-material amendment (alterations to floorplans, height and fenestration) linked to planning application 20/00108/FUL for the demolition of existing two-storey dwelling and erection of a four/five storey (including excavation and lower ground level) building comprising of 9 residential flats, hard and soft landscaping, boundary treatment, land level alterations, undercroft and external car parking, private/communal/play space and internal refuse/cycle storage.

Date Decision: 16.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01477/DISC

Ward : Sanderstead

Location : 37 Kingswood Lane
Warlingham
CR6 9AB

Type: Discharge of Conditions

Proposal : Discharge of Condition 8 (EVCP) attached to planning permission 21/03625/CONR for Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Date Decision: 23.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01513/GPDO

Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 10 Mitchley Grove
South Croydon
CR2 9HS

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.09 metres from the rear wall of the original house with a height to the eaves of 2.88 metres and a maximum height of 3.7 metres

Date Decision: 24.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01771/LP

Location : 42 The Woodfields
South Croydon
CR2 0HE

Ward : **Sanderstead**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of two single storey side and rear extensions

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/04515/HSE

Location : 133 Littleheath Road
South Croydon
CR2 7SL

Ward : **Selsdon And Addington
Village**

Type: Householder Application

Proposal : Erection of single/two storey side/rear extension

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06112/HSE

Location : 153 Selsdon Park Road
South Croydon
CR2 8JJ

Ward : **Selsdon And Addington
Village**

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Demolition of detached garage and proposed single storey rear , two storey side extension and front porch extensions.

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06242/HSE **Ward : Selsdon And Addington Village**

Location : 183 Croham Valley Road **Type: Householder Application**
South Croydon
CR2 7RF

Proposal : Demolition of existing garage. Loft conversion to existing bungalow with front and rear dormer windows. Erection of a single storey rear and side extension.

Date Decision: 25.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/06286/HSE **Ward : Selsdon And Addington Village**

Location : 17 Chestnut Grove **Type: Householder Application**
South Croydon
CR2 7LL

Proposal : Erection of single/two storey side/rear extension with decking at rear.

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00354/HSE **Ward : Selsdon And Addington Village**

Location : 47 Greville Avenue **Type: Householder Application**
South Croydon
CR2 8NN

Proposal : Erection of single storey side/rear extension

Date Decision: 19.05.22

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 115 Littleheath Road
South Croydon
CR2 7SL

Type: Householder Application

Proposal : Erection of single storey rear garage extension

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05209/FUL

Location : 174 Addington Road
South Croydon
CR2 8YL

Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission

Proposal : Change of use from a bank (Use Class E) to takeaway (Sui generis) and alterations of the existing shopfront with internal alterations and installation of rear extraction duct.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05670/FUL

Location : 251 Markfield
Court Wood Lane
Croydon
CR0 9HW

Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission

Proposal : Alterations and demolition of existing single storey side extension; Erection of a two storey attached dwellinghouse with associated landscaping.

Date Decision: 19.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06296/FUL

Location : 131 Benhurst Gardens
South Croydon
CR2 8NZ

Ward : **Selsdon Vale And Forestdale**
Type: Full planning permission

Proposal : Demolition of existing garage structure and erection of 1x one-bedroom dwellinghouse within the garden of 131 Benhurst Gardens.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 2 Chaffinch Avenue
Croydon
CR0 7SE
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 7.8 metres from the rear wall of the original house with a height to the eaves of 2.3 metres and a maximum overall height of 3.2 metres

Date Decision: 17.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01252/HSE
Location : 7 High Trees
Croydon
CR0 7UR
Ward : **Shirley North**
Type: Householder Application

Proposal : Demolition of existing garage and erection of single storey double garage

Date Decision: 23.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00955/FUL
Location : 121 Shirley Church Road
Croydon
CR0 5AG
Ward : **Shirley South**
Type: Full planning permission

Proposal : Alterations; Erection of single storey side/rear extension; construction of hip to gable roof extension and dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00991/HSE
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 31 East Way
Croydon
CR0 8AH
Type: Householder Application

Proposal : Erection of single storey side and rear extension, single storey front extension including alteration to front porch and hip to gable extension (description amended)

Date Decision: 16.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01018/HSE
Location : 9 West Way
Croydon
CR0 8RQ
Ward : Shirley South
Type: Householder Application

Proposal : Erection of single storey front extension, garage conversion into habitable room and alterations to rear fenestrations with associated works

Date Decision: 16.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01143/LP
Location : 12 Lime Tree Grove
Croydon
CR0 8AU
Ward : Shirley South
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer. Installation of front roof lights. Removal of chimney.

Date Decision: 23.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01148/HSE
Location : 42 Oaks Road
Croydon
CR0 5HL
Ward : Shirley South
Type: Householder Application

Proposal : Erection of detached outbuilding

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 23.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01281/HSE
Location : Gairnshiel
15 Pine Coombe
Croydon
CR0 5HS
Ward : **Shirley South**
Type: Householder Application
Proposal : Erection of a balcony with obscure glazing to the rear

Date Decision: 19.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01356/TRE
Location : 16 Postmill Close
Croydon
CR0 5DY
Ward : **Shirley South**
Type: Consent for works to protected trees
Proposal : T1 Sweet Chestnut: Crown Reduction 3 metres
(TPO 19, 1992)

Date Decision: 20.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01379/HSE
Location : 54 Temple Avenue
Croydon
CR0 8QB
Ward : **Shirley South**
Type: Householder Application
Proposal : Two-storey side extension following garage conversion. Gable end roof alteration to facilitate erection of rear dormer. Single-storey rear extension.

Date Decision: 23.05.22

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 46B Avondale Road Type: Full planning permission
South Croydon
CR2 6JA
Proposal : Erection of single storey rear extension. Alterations.

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03754/FUL Ward : **South Croydon**
Location : 99 South End Type: Full planning permission
Croydon
CR0 1BG
Proposal : Conversion of house in multiple occupation (HMO) at first and second floors into two self-contained flats facilitated by rear roof extension, relocation of external stairwell and external alterations

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05067/FUL Ward : **South Croydon**
Location : 39 Heathfield Road Type: Full planning permission
Croydon
CR0 1EZ
Proposal : Change of Use from use class E (e) (previously D1) Provision of medical or health services to 7 flats (use class C3), alterations, construction/enlargement of basement area including external stairs/fenestration, a dormer extension on both side roof slopes, erection of two/three storey side/rear extension incorporating balconies as rear, alterations including changes to fenestration, designated refuse/recycling at front

Date Decision: 18.05.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05068/FUL Ward : **South Croydon**
Location : 39 Heathfield Road Type: Full planning permission
Croydon
CR0 1EZ

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Change of Use from use class E (e) (previously D1) Provision of medical or health services to provide a House of Multiple Occupation (HMO) (Use Class Sui Generis) comprising 15 bedrooms with shared kitchen facilities, alterations, construction/enlargement of basement area including external stairs/fenestration, a dormer extension on both side roof slopes, erection of two/three storey side/rear extension incorporating balconies as rear, alterations including changes to fenestration, designated refuse/recycling, cycle stores and parking space.

Date Decision: 23.05.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05234/FUL

Ward : **South Croydon**

Location : 15 South End
Croydon
CR0 1BE

Type: Full planning permission

Proposal : Installation of 4 x aircon fans at the rear and construction of storage room for refuse and cycle store.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00420/HSE

Ward : **South Croydon**

Location : 4 Blenheim Crescent
South Croydon
CR2 6BN

Type: Householder Application

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

Date Decision: 16.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01070/ADV

Ward : **South Croydon**

Location : 328 Brighton Road
South Croydon
CR2 6AJ

Type: Consent to display advertisements

Proposal : Application for consent to display an advertisement for an internally illuminated fascia signage & internally illuminated projecting sign.

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 27.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01373/HSE
Location : 7 Broadeaves Close
South Croydon
CR2 7YP

Ward : South Croydon
Type: Householder Application

Proposal : Demolition of existing conservatory, erection of a single-storey side and infill extension with front porch and the conversion of existing garage into habitable rooms with associated external alterations.

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01511/TRE
Location : 6 Hurst Road
Croydon
CR0 1JT

Ward : South Croydon
Type: Consent for works to protected trees

Proposal : T1. Common Lime. Fell
(TPO 20, 1973)

Date Decision: 20.05.22

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 19/05257/CAT
Location : 200 Selhurst Road
South Norwood
London
SE25 6XU

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Proposal : Fell to combat subsidence damage to 1a Lawrence Road, London, SE25 5AA
Ash T1, Ash, Sycamore TG2

Date Decision: 23.05.22

No objection (tree works in Con Areas)

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Level: Delegated Business Meeting

Ref. No. : 21/03460/CAT
Location : 2 Oliver Grove
South Norwood
London
SE25 6EJ
Ward : **South Norwood**
Type: Works to Trees in a
Conservation Area
Proposal : T1 - Bay tree: Reduce height by 4m, hedge trim side foliage to tidy
Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04360/HSE
Location : 300 Whitehorse Lane
South Norwood
London
SE25 6UF
Ward : **South Norwood**
Type: Householder Application
Proposal : Alterations, Erection of single/two-storey front/rear/side extension, Hip-to-gable roof extension to side roofslope, Dormer extension on rear roofslope, and Installation of two (2) rooflights to front roofslope
Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05477/FUL
Location : 48 Dagnall Park
South Norwood
London
SE25 6NS
Ward : **South Norwood**
Type: Full planning permission
Proposal : Erection of loft conversion with rear and side dormer (retrospective)
Date Decision: 18.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05537/FUL
Location : Garages At Land Rear Of 91 Clifton Road
Fronting Rothesay Road
South Norwood
London
SE25 6PX
Ward : **South Norwood**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Demolition of the existing garages and erection of a two storey dwelling with associated site alterations

Date Decision: 17.05.22

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 21/05994/LP

Location : 17 Dixon Road
South Norwood
London
SE25 6TZ

Ward : South Norwood

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension.

Date Decision: 27.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00191/LP

Location : 12 Warminster Road
South Norwood
London
SE25 4DZ

Ward : South Norwood

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension; erection of hip to gable and rear dormer and provision of 3 rooflights in front roofslope

Date Decision: 19.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00365/FUL

Location : Flat 1
36 Lincoln Road
South Norwood
London
SE25 4HQ

Ward : South Norwood

Type: Full planning permission

Proposal : Alterations, erection of single-storey rear extension

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00792/FUL
Location : 5 King's Road
South Norwood
London
SE25 4ES

Ward : South Norwood
Type: Full planning permission

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

Date Decision: 19.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00844/CAT
Location : Harris Academy South Norwood
2 Cumberlow Avenue
South Norwood
London
SE25 6AE

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Proposal : All tree works as per Appendix 1: Tree survey schedule (attached).

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/00936/CAT
Location : Kingsmeade Court
225 Selhurst Road
South Norwood
London
SE25 6XD

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Proposal : T1 dead Cherry tree - Cut down to ground level
G1 Line of Ash and Sycamore on back boundary - Remove 2 lateral branches off of Each growing over the car park
T2 Evergreen Oak tree - Cut back over parking space by 2m
T3 Cut back over parking space by 2m
T4 Neighbours Lime tree - Cut back lateral branches near building to clear by 2m

Date Decision: 25.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01280/LP
Location : 62 Dixon Road
South Norwood
London
SE25 6UE

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

Proposal : Demolition of existing side dormer, erection of hip to gable and rear dormer extension and provision of 3 rooflights in front roofslope and second-floor window in side elevation.

Date Decision: 19.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01287/HSE
Location : 25 Southern Avenue
South Norwood
London
SE25 4BT

Ward : South Norwood
Type: Householder Application

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

Date Decision: 26.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01322/CAT
Location : 75A High Street
South Norwood
London
SE25 6EB

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Proposal : Pollard by 50% 3 Sycamore trees and shape and tidy a conifer tree below them.

Date Decision: 19.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01709/CAT
Location : 1A St Dunstan's Road
South Norwood
London
SE25 6EU

Ward : South Norwood
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Maple Tree - Fell

Date Decision: 20.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01759/LP

Ward : South Norwood

Location : 9 Cromer Road
South Norwood
London
SE25 4HH

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer extension to provide an additional bedroom

Date Decision: 23.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05702/HSE

Ward : Thornton Heath

Location : 138 Livingstone Road
Thornton Heath
CR7 8JU

Type: Householder Application

Proposal : Conversion of loft to habitable space. Erection of single storey rear and side extensions.

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05711/LP

Ward : Thornton Heath

Location : 3 Wharncliffe Gardens
South Norwood
London
SE25 6DG

Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space, erection of rear dormer and three roof lights to the front roof slope.

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Date Decision: 19.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01330/HSE
Location : 44 Wharncliffe Gardens
South Norwood
London
SE25 6DQ

Ward : Thornton Heath
Type: Householder Application

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer. Installation of front rooflights.

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01426/GPDO
Location : 53 Canham Road
South Norwood
London
SE25 6SA

Ward : Thornton Heath
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 3.5 metres

Date Decision: 18.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01444/LP
Location : 53 Canham Road
South Norwood
London
SE25 6SA

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

Proposal : Erection of rear dormer extension and provision of 3 rooflights in front roofslope.

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Ref. No. : 22/01874/PDO
Location : 61-69 Beulah Road
Thornton Heath
CR7 8JG

Ward : Thornton Heath
Type: Observations on permitted development

Proposal : Removal and replacement of 3o. Existing antennas with 3No. Upgraded antennas located on the rooftop, the removal and replacement of 1No. BTS3900L cabinet with 1No. RBS6130 cabinet located on the rooftop and ancillary development thereto.

Date Decision: 17.05.22

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/01948/LP
Location : 12 Hamilton Road
Thornton Heath
CR7 8NL

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

Proposal : Single storey rear infill extension

Date Decision: 25.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/00788/HSE
Location : 18 Courtney Road
Croydon
CR0 4LS

Ward : Waddon
Type: Householder Application

Proposal : Erection of single storey side/rear extension and first floor side extension; erection of dormer extension in rear roofslope and installation of rooflights in front roofslope.

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00858/DISC
Ward : Waddon

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : Makro
Peterwood Way
Croydon
CR0 4UQ
Type: Discharge of Conditions

Proposal : Application to discharge part b of Condition 4 (archaeology) from planning permission 20/00420/FUL for 'External alterations to the existing warehouse and reconfiguration of the parking area to facilitate the change of use of the building from Cash & Carry (sui generis) to a Storage & Distribution warehouse (B8)'

Date Decision: 18.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00903/HSE
Location : 15 Alton Road
Croydon
CR0 4LZ
Ward : **Waddon**
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 24.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01005/HSE
Location : 26 Waddon Way
Croydon
CR0 4HU
Ward : **Waddon**
Type: Householder Application

Proposal : Erection of single-storey front extension following demolition of the front porch.

Date Decision: 17.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01121/FUL
Location : 14 Progress Business Park
Progress Way
Croydon
CR0 4XD
Ward : **Waddon**
Type: Full planning permission

Proposal : Installation of fire door on the south-western (rear) elevation of the building

Date Decision: 20.05.22

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01165/GPDO
Location : 16 Ravenswood Road
Croydon
CR0 4BL

Ward : Waddon
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 2.6 metres and a maximum height of 3.47 metres

Date Decision: 16.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01214/CONR
Location : 330 Purley Way
Croydon
CR0 4XJ

Ward : Waddon
Type: Removal of Condition

Proposal : Application under section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition number 7 (opening hours) attached to planning permission ref. 21/04576/FUL (Physical alterations creating a modernised retail unit (Class E), installation of a new plant compound, trolley bays and other minor site works and an extension to both the range of goods previously permitted to be sold from the existing floorspace and hours of operation).

Date Decision: 16.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01242/LP
Location : 18 Godson Road
Croydon
CR0 4LT

Ward : Waddon
Type: LDC (Proposed) Operations
edged

Proposal : Erection of detached outbuilding

Date Decision: 19.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01301/HSE
Location : 48 Goodwin Road
Croydon
CR0 4EG

Ward : Waddon
Type: Householder Application

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

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01303/FUL
Location : Stafford Court
Stafford Road
Croydon
CR0 4NL

Ward : Waddon
Type: Full planning permission

Proposal : Erection of fourth storey (upward roof extension) to provide two residential units with associated cycle parking and refuse storage.

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01392/HSE
Location : 1 Bramley Close
South Croydon
CR2 6NQ

Ward : Waddon
Type: Householder Application

Proposal : Erection of conservatory to rear.

Date Decision: 23.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01413/ADV
Location : 66 Haling Park Road
South Croydon
CR2 6NF

Ward : Waddon
Type: Consent to display advertisements

Proposal : Replacement of existing Non Illuminated Fascia Sign, signages and Aluminium Tray Sign.

Date Decision: 24.05.22

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 22/01472/HSE
Location : 62 The Ridgeway
Croydon
CR0 4AE

Ward : **Waddon**
Type: Householder Application

Proposal : Erection of Front porch.

Date Decision: 27.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01512/CAT
Location : 37 Waldronhyrst
South Croydon
CR2 6NZ

Ward : **Waddon**
Type: Works to Trees in a
Conservation Area

Proposal : T1. Silver Maple. Reduce to previous reduction points
T2. English Oak. Reduce to give 2m clearance.

Date Decision: 19.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/04903/CONR
Location : Land R/o 8-10 Carmichael Road
South Norwood
London
SE25 5LT

Ward : **Woodside**
Type: Removal of Condition

Proposal : Variation of condition 2 (approved plans) from planning application 20/01681/FUL for 'Removal of rear outbuildings and erection of two new homes' to change the grey timber cladding to render and alter the fenestration

Date Decision: 27.05.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00477/HSE
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 28 Crowther Road
South Norwood
London
SE25 5QW

Type: Householder Application

Proposal : Erection of ground Floor rear extension

Date Decision: 20.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00717/DISC

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

Ward : **Woodside**

Type: Discharge of Conditions

Proposal : Discharge of condition 6 (Cycle Stores) and 8 (Land & Finished Floor Levels) attached to planning permission 20/06358/FUL for the 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: 27.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00722/FUL

Location : Development Site At
113 - 121 Portland Road
South Norwood
London
SE25 4UN

Ward : **Woodside**

Type: Full planning permission

Proposal : Partial change of use of ground floor to provide 2 x studio apartments (Use Class C3) with minor alterations to building frontage.

Date Decision: 24.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01007/LP

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 12 Sandown Road
South Norwood
London
SE25 4XE
Type: LDC (Proposed) Operations
edged

Proposal : Erection of an 'L' shaped dormer roof extension and 2 rooflights in the front roof slope

Date Decision: 19.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01352/LE
Location : 65 Birchanger Road
South Norwood
London
SE25 5BE
Ward : **Woodside**
Type: LDC (Existing) Use edged

Proposal : Lawful use of the property as five self contained flats

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01577/GPDO
Location : 545 Davidson Road
Croydon
CR0 6DT
Ward : **Woodside**
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 3.2 metres

Date Decision: 18.05.22

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/02005/LP
Location : 26 Rees Gardens
Croydon
CR0 6HR
Ward : **Woodside**
Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable roof extension, rear dormer with Juliet balcony and front rooflight associated with a loft conversion.

Date Decision: 25.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02021/LP
Location : 88 Belmont Road
South Norwood
London
SE25 4QF

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Loft conversion with erection of L-shaped rear dormer and insertion of rooflights to front roofslope. Alterations to fenestrations on ground floor.

Date Decision: 27.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02107/LP
Location : 313 Portland Road
South Norwood
London
SE25 4QQ

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear dormer and rooflights in front elevation

Date Decision: 24.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 20/02278/DISC
Location : The W heatsheaf
757 - 759 London Road
Thornton Heath
CR7 6AW

Ward : West Thornton
Type: Discharge of Conditions

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: 25.05.22

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Location : 101 Mayfield Road
Thornton Heath
CR7 6DP
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.3 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: 18.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01446/HSE
Location : 65 Mayfield Road
Thornton Heath
CR7 6DN
Ward : **West Thornton**
Type: Householder Application

Proposal : Alterations, demolition of existing garage, erection of hip to gable and rear dormer extension, two-storey side extension and single-storey rear extension and provision of 4 rooflights in front roofslope.

Date Decision: 27.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01552/GPDO
Location : 8 Kingswood Avenue
Thornton Heath
CR7 7HR
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 24.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01584/GPDO
Location : 25 Grove Road
Thornton Heath
CR7 6HN
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

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 height of 3.6 metres

Date Decision: 24.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 22/01962/LP

Location : 304 Brigstock Road
Thornton Heath
CR7 7JE

Ward : West Thornton

Type: LDC (Proposed) Operations edged

Proposal : Rear and side dormer and two front roof lights.

Date Decision: 26.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02549/AUT

Location : Land Adjacent
33 Milford Gardens
Croydon
CR0 7TT

Ward : Out Of Borough

Type: Consultation from Adjoining Authority

Proposal : Erection of a pair of semi detached 2 bedroom homes and parking, bin and cycle storage - Adjoining borough consultation from London Borough of Bromley - Reference No : DC/19/02081/FULL1

Date Decision: 23.05.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 20/00668/AUT

Location : Former Sludge Beds To The West Of
Beddington Lane And Land To The R/O 79-
83 Beddington Lane
Beddington

Ward : Out Of Borough

Type: Consultation from Adjoining Authority

Decisions (Ward Order) since last Planning Control Meeting as at: 1st June 2022

Proposal : Adjoining Borough Consultation on discharge of condition application. Discharge of conditions 9 and 10 (Construction Logistics Plan and Construction Management Plan) attached to Planning Permission DM2018/02044 for 'Redevelopment of former sludge beds to provide four industrial units providing 20,746 sqm of industrial floorspace (Use Class B1c/B2/B8) and ancillary officers together with 186 car parking spaces, 12 disability spaces and 23 HGV spaces, new access and landscaping. Restoration of former sludge bed to the north of Mile Road to create a new ecology area' to allow for the rewording of condition 31 from prior to commencement to prior to occupation and alterations to elevations of the commercial units, namely additional glazing to unit DC4 east elevation, reconfigured glazing/cladding to unit DC3 south elevation and required corrections to sizing of the level access doors to units DC1 and DC2.

Date Decision: 23.05.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 20/03358/AUT

Ward : **Out Of Borough**

Location : 79-85 Beddington Lane
Beddington
Sutton
CR0 4TH

Type: Consultation from Adjoining Authority

Proposal : Adjoining Borough Consultation From London Borough Of Sutton (reference: CLC2020/00101) - Construction Logistics Plan for proposed development (comprising the Proposed construction and operation of the Beddington Lane Resource Recovery Facility) at 79-85 Beddington Lane, Beddington, Sutton, CR0 4TH

Date Decision: 23.05.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 21/05943/AUT

Ward : **Out Of Borough**

Location : 70 And 72 Strathbrook Road, SW16 3AZ

Type: Consultation from Adjoining Authority

Proposal : Erection of a rear and a side dormer windows on both properties.

Date Decision: 23.05.22

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

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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.

30.05.2022 to 03.06.2022

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. :	22/00418/NMA	Ward :	Addiscombe East
Location :	Land Rear Of 30 Northampton Road Fronting Carlyle Road Croydon	Type:	Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Non-material amendment to application 18/04091/FUL for the demolition of existing garage and erection of detached two-storey 3 bedroom dwellinghouse fronting Carlyle Road including car parking and turning space, bin and bicycle store, landscaping and alterations to existing front boundary wall.

Date Decision: 31.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00984/HSE
Location : 275 Addiscombe Road
Croydon
CR0 7HY

Ward : Addiscombe East
Type: Householder Application

Proposal : Erection of part two storey and part single side and rear extensions, a single storey extension to the front and dormer extensions to the roof. Other associated alterations to the house

Date Decision: 01.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01739/TRE
Location : Walcot Court
1B Ashburton Road
Croydon
CR0 6AP

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

Proposal : T1. Common Lime. Remove basal growth from around the mainstem and crown raise the lower branches to 4m from ground level.
(TPO 43, 1987)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/00776/FUL
Location : The Law Courts
Altyre Road
Croydon
CR9 5AB

Ward : Addiscombe West
Type: Full planning permission

Proposal : Addition of 5No. extract fans to replace existing at roof level.

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03040/OUT **Ward : Addiscombe West**
Location : Warehouse **Type: Outline planning permission**
130 Oval Road
Croydon
CR0 6BL

Proposal : Outline planning application (for access, scale, and layout only) for demolition of existing unoccupied warehouse buildings. Erection of 2 x part 2-storey, part 3-storey and part 4 storey buildings providing 36 units with associated cycle and bin storage, amenity space and landscaping.

Date Decision: 30.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01788/TRE **Ward : Addiscombe West**
Location : 50 Turnpike Link **Type: Consent for works to protected trees**
Croydon
CR0 5NX

Proposal : T079 - Repollard to previous points to maintain pollard cycle.
(TPO 23, 2016)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01911/LP **Ward : Addiscombe West**
Location : 200 Morland Road **Type: LDC (Proposed) Operations edged**
Croydon
CR0 6NF

Proposal : Erection of a single storey side and rear extensions, single storey rear extension, dormer extension in rear roof slope and roof light in front roof slope

Date Decision: 01.06.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Ref. No. : 21/05422/HSE
Location : Ballycomoye
53C Winterbourne Road
Thornton Heath
CR7 7QX
Ward : **Bensham Manor**
Type: Householder Application
Proposal : Installation of basement level window in rear elevation with formation of lightwell and associated excavation works.

Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01493/FUL
Location : 26 Quadrant Road
Thornton Heath
CR7 7DA
Ward : **Bensham Manor**
Type: Full planning permission
Proposal : Change of use from a single family house (C3) to a 5 room House in Multiple Occupation
Date Decision: 01.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01035/CONR
Location : 23 Ringwood Avenue
Croydon
CR0 3DT
Ward : **Broad Green**
Type: Variation of Condition
Proposal : Variation of condition 2 of planning application Reference Number: 19/03692/HSE
Date of Decision: 02/10/2019 granted for Erection of single storey outbuilding in the rear garden for use as a self-contained granny annexe (To allow for the use of the outbuilding not solely in conjunction with a single family dwellinghouse but within the whole C3 Dwelling house definition).

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01610/GPDO
Ward : **Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 69 Ringwood Avenue
Croydon
CR0 3DT

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.3 metres

Date Decision: 31.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/05256/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 117 Church Road
Upper Norwood
London
SE19 2PR

Type: Householder Application

Proposal : Alterations, maintenance and repair works, internal alterations, formation of additional bathroom, repair works to front entrance steps, demolition of existing shed, erection of two-storey rear extension and replacement roof to existing side extension, existing boundary wall raised, provision of rear terrace with associated excavation works and retaining wall, installation of replacement patio doors in rear elevation, extension of existing external rear landing and relocation of existing external spiral staircase.

Date Decision: 30.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/05257/LBC

Ward : **Crystal Palace And Upper Norwood**

Location : 117 Church Road
Upper Norwood
London
SE19 2PR

Type: Listed Building Consent

Proposal : Alterations, maintenance and repair works, internal alterations, formation of additional bathroom, repair works to front entrance steps, demolition of existing shed, erection of two-storey rear extension and replacement roof to existing side extension with provision of rooflights, existing boundary wall raised, provision of rear terrace and associated excavation works and retaining wall, installation of replacement patio doors in rear elevation, extension of existing external rear landing and relocation of existing external spiral staircase

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : T1 Oak, Reduce one limb which overhangs by approximately 2-3m.
(TPO 37, 1988)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01791/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 1 Beulah Hill
Upper Norwood
London
SE19 3LQ
Type: Works to Trees in a Conservation Area

Proposal : T1 Taxus baccata: Crown Reduce by 2 metres.
T2 Taxus bacatta: Fell

Date Decision: 30.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 22/01821/TRE **Ward : Crystal Palace And Upper Norwood**

Location : Laburnum Court
86 Auckland Road
Upper Norwood
London
SE19 2EE
Type: Consent for works to protected trees

Proposal : T1 (Oak) - Deadwood/Remove epicormic growth + 2-3m Building Clearance
(TPO 02, 1981)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/06042/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 38 Warwick Road
Coulsdon
CR5 2EE
Type: Full planning permission

Proposal : Conversion of the existing dwelling (Class C3) into an HMO for a maximum five people (five rooms) (C4)

Date Decision: 01.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 21/06169/DISC
Location : Development Site Former Site Of
21 Hollymeoak Road
Coulsdon
CR5 3QA
Type: Discharge of Conditions
Ward : Coulsdon Town

Proposal : Discharge of Condition 18 (Landscaping) and Condition 20 (Buffer for pavement), attached to Planning Permission 19/05077/FUL - Demolition of a single-family dwelling and erection of 6x detached dwellings and associated hard & soft landscaping, car parking, cycle and refuse storage.

Date Decision: 30.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01605/TRE
Location : 42A Bramley Avenue
Coulsdon
CR5 2DP
Type: Consent for works to protected trees
Ward : Coulsdon Town

Proposal : T1 Holm Oak - Prune (using appropriate hand tools) roots as per the Tree Hazard Evaluation indicated as R1 (5.4m from tree), R3 (7.1m from tree) & R4 (8.6m from tree) to facilitate patio repairs.
(TPO no. 47, 1990)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01714/TRE
Location : 17 Brighton Road
Coulsdon
CR5 2BF
Type: Consent for works to protected trees
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : T1, Beech - To crown reduce back to previous reduction points and raise to 5.5m High measured from ground level (repeat Works)
(TPO 4, 2022)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01817/TRE
Location : 2 Woodhatch Spinney
Coulsdon
CR5 2SU
Ward : Coulsdon Town
Type: Consent for works to protected trees

Proposal : G1 - Laurel and Hazel - To reduce mature Laurel and Hazel located along the rear boundary, back to the boundary line.
(TPO 20, 1970)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/01617/FUL
Location : 77 - 81 North End
Croydon
CR0 1TJ
Ward : Fairfield
Type: Full planning permission

Proposal : Replacement of shopfront

Date Decision: 01.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/03471/LE
Location : 62 South End
Croydon
CR0 1DP
Ward : Fairfield
Type: LDC (Existing) Use edged

Proposal : Use of first and second floors as four self-contained flats

Date Decision: 30.05.22

Certificate Refused (Lawful Dev. Cert.)

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Level: Delegated Business Meeting

Ref. No. : 21/05016/FUL **Ward : Fairfield**
Location : 60 Clarendon Road **Type: Full planning permission**
Croydon
CR0 3SG
Proposal : Demolition of existing building and erection of two storey (plus basement and loft)
property to provide 1x3-bedroom unit and 1x2-bedroom unit, including associated
alterations to site.
Date Decision: 31.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01015/FUL **Ward : Fairfield**
Location : Bridge House **Type: Full planning permission**
Unit B, 9 - 11 Surrey Street
Croydon
CR0 1RG
Proposal : Installation of outdoor air conditioning unit to building's side/Overton's Yard elevation
Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01462/DISC **Ward : Fairfield**
Location : 6 Wellesley Parade **Type: Discharge of Conditions**
Wellesley Road
Croydon
CR0 2AJ
Proposal : Discharge of condition 4 attached to permission 20/04184/GPDO for Notification for prior
approval under the GPDO 2015 from change of use under Class M from commercial
(Class A1/A2) to residential for conversion to form 2 flats (Class C3)
Date Decision: 31.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01576/LP **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 111 Edridge Road
Croydon
CR0 1EJ
Type: LDC (Proposed) Operations
edged

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

Date Decision: 01.06.22

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/01353/DISC
Location : 25 Roke Road
Kenley
CR8 5DZ
Ward : **Kenley**
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials), 4 (CLP), 5 (landscaping), 7 (CEMP), 8 (Biodiversity Enhancement Strategy), 9 (trees) and 10 (Arboricultural Method Statement) attached to permission 21/01912/FUL dated 30/03/22 for Demolition of two existing detached bungalows and replacement with 6 x3 storey townhouses and one 1.5 storey detached house with 7 car parking spaces.

Date Decision: 30.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/01686/TRE
Location : Ashbury House
67 Kenley Lane
Kenley
CR8 5ED
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : T2 and T4 remove basal growth.
(TPO 21, 2004)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01687/TRE
Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 136 Hayes Lane
Kenley
CR8 5HQ

Type: Consent for works to protected trees

Proposal : T1, Cedar - Repeat Pruning works Crown Reduce by 2.5m
(TPO No 42, 1973)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 21/02618/HSE
Location : 57 Gascoigne Road
Croydon
CR0 0NG

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

Proposal : Erection of a double storey side extension, internal alterations and a porch.

Date Decision: 31.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01481/HSE
Location : 8 Warbank Close
Croydon
CR0 0AX

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

Proposal : Erection of single-storey rear extension following demolition of conservatory

Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01591/GPDO
Location : 2 Wolsey Crescent
Croydon
CR0 0PE

Ward : **New Addington South**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 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 3 metres and a maximum height of 4 metres

Date Decision: 31.05.22

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/06281/HSE

Ward : Norbury Park

Location : 8 Gibson's Hill
Norbury
London
SW16 3JN

Type: Householder Application

Proposal : Erection of ground floor, single-storey side extension.

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/04242/FUL

Ward : Norbury And Pollards Hill

Location : 3 Beatrice Avenue
Norbury
London
SW16 4UW

Type: Full planning permission

Proposal : Conversion of a ground floor flat and 1st floor maisonette to 2x 1 bedroom flats and 1x 2 bedroom flat, construction of a replacement pitched roof over the existing single storey rear extension and associated refuse and cycle storage

Date Decision: 31.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00395/HSE

Ward : Old Coulsdon

Location : 185 Caterham Drive
Coulsdon
CR5 1JS

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Alterations, erection of ground floor extensions at front/side and rear, construction of first and second floors incorporating gable features front and rear and side gable ends and balcony at rear

Date Decision: 30.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00509/HSE
Location : 133 Chaldon Way
Coulsdon
CR5 1DP

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey side and rear extension with front porch extension; proposed alterations.

Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00715/HSE
Location : 36 The Crossways
Coulsdon
CR5 1LB

Ward : Old Coulsdon
Type: Householder Application

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

Date Decision: 01.06.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01638/GPDO
Location : 45 Taunton Lane
Coulsdon
CR5 1SJ

Ward : Old Coulsdon
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.6 metres

Date Decision: 31.05.22

Prior Approval No Jurisdiction (GPDO)

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Discharge of Conditions 3 (CLP), 5 (Materials), 9 (Cycle & refuse), 12 (Accessible units) attached to planning permission 21/03625/CONR for Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Date Decision: 30.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 21/04411/DISC

Ward : **Sanderstead**

Location : 37 Kingswood Lane
Warlingham
CR6 9AB

Type: Discharge of Conditions

Proposal : Discharge of Conditions 6 (Landscaping), 16 (Biodiversity Enhancement) and 17 (Biodiversity lighting) attached to planning permission 21/03625/CONR for Demolition of single-family dwellinghouse and erection of 1x 3-storey block, containing 4x 3-bedroom, 3x 2-bedroom and 2x 1-bedroom flats with associated access, car parking, cycle and refuse storage.

Date Decision: 31.05.22

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 22/00527/HSE

Ward : **Sanderstead**

Location : 9 Kirkly Close
South Croydon
CR2 0ET

Type: Householder Application

Proposal : Alterations including the demolition of the existing garage to the side of the property, and erection of a part single, part two storey side extension, erection of a single storey rear extension, front porch including steps down and increased area of hardstanding to the front of the property.

Date Decision: 01.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/02019/LP

Ward : **Sanderstead**

Location : 126 Arundel Avenue
South Croydon
CR2 8BH

Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Erection of hip to gable extension, rear dormer and provision of three roof lights to front roof slope

Date Decision: 30.05.22

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/02164/NMA
Location : 47 Holmwood Avenue
South Croydon
CR2 9HZ

Ward : Sanderstead
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/02586/HSE (Alterations, erection a single storey rear and side extensions with porch).

Date Decision: 30.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00410/LBC
Location : St Mary's Church
Addington Village Road
Croydon
CR0 5AS

Ward : Selsdon And Addington Village
Type: Listed Building Consent

Proposal : Replacement of existing two noticeboards.

Date Decision: 01.06.22

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/00708/HSE
Location : 72 Chapel View
South Croydon
CR2 7LF

Ward : Selsdon And Addington Village
Type: Householder Application

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

Date Decision: 31.05.22

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 41 Edith Road
South Norwood
London
SE25 5PG
Type: Full planning permission

Proposal : Alterations, erection of single-storey rear extension and conversion to form 1 x 2 bedroom flat and 1 x 3 bedroom flat.

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/05859/FUL
Location : 73 Whitehorse Road
Croydon
CR0 2JG
Type: Full planning permission
Ward : Selhurst

Proposal : Part one (at first floor), part two (at second floor) rear extensions, and hip to gable roof extension along with a rear dormer extension and 2no. front rooflights, and installation of 2no. rear balconies and green roofs, to accommodate the conversion of 1no. residential unit at first and second floor into 2no. residential units.

Date Decision: 31.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01324/DISC
Location : 5 Eileen Road
South Norwood
London
SE25 5EJ
Type: Discharge of Conditions
Ward : Selhurst

Proposal : Discharge of condition 2 (Materials) attached to planning permission ref. 19/00148/HSE for Demolition of existing single-storey rear extension and erection of a single-storey rear/side extension

Date Decision: 01.06.22

Approved

Level: Delegated Business Meeting

Ref. No. : 21/05768/FUL
Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Location : 5 Elstan Way
Croydon
CR0 7PR
Type: Full planning permission

Proposal : Erection of single storey (plus loft) dwellinghouse in rear garden of Elstan Way; alterations to existing dwelling, to include a front extension, a roof extension (including 3 front dormers and 1 rear dormer), single storey side extension, removal of rear extension and removal of side garage, and associated elevation alterations.

Date Decision: 01.06.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04712/FUL
Location : 270 Wickham Road
Croydon
CR0 8BJ
Type: Full planning permission
Ward : Shirley South
Proposal : Change of use from Minicab Office to Estate Agency (Class E).

Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 21/04947/HSE
Location : 37 West Way
Croydon
CR0 8RQ
Type: Householder Application
Ward : Shirley South
Proposal : Alterations and erection of first floor side extension.

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01506/HSE
Location : 480 Wickham Road
Croydon
CR0 8DJ
Type: Householder Application
Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Erection of first floor side extension.

Date Decision: 31.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00028/FUL

Ward : **South Croydon**

Location : 28 Haling Park Road
South Croydon
CR2 6NE

Type: Full planning permission

Proposal : Removal of part one, part two storey side/rear element; erection of side roof dormer; creation of entrance door on front elevation and window on side elevation in relation to existing dwelling. Erection of 4no. two storey detached dwellinghouses to rear of site, with on site parking, bin storage, and associated works.

Date Decision: 31.05.22

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/01051/HSE

Ward : **South Croydon**

Location : 42 Croham Valley Road
South Croydon
CR2 7NB

Type: Householder Application

Proposal : Loft conversion with rear dormer and front rooflights

Date Decision: 30.05.22

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01699/TRE

Ward : **South Croydon**

Location : 28 Campden Road
South Croydon
CR2 7EN

Type: Consent for works to protected trees

Proposal : T1 Lime Tree: Crown Lift up to 5 metres
(TPO no 7, 1968)

Date Decision: 30.05.22

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/01520/CAT
Location : 39B Albert Road
South Norwood
London
SE25 4JD

Ward : South Norwood
Type: Works to Trees in a
Conservation Area

Proposal : T1 & T2 (2x) Ash - Overall crown reduction of 2m.

Date Decision: 30.05.22

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/05121/DISC
Location : Between 23 And 29 Hythe Road
Thornton Heath
CR7 8QQ

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials) attached to planning permission 19/02268/CONR for Removal of Condition 5 (Arboricultural Impact Assessment Report) attached to permission 18/01299/FUL for Demolition of existing Scout Hut. Erection of a replacement Scout Building and 4 x three bedroom dwellings with associated landscaping and car parking.

Date Decision: 30.05.22

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00241/GPDO
Location : Ambassador House
Brigstock Road
Thornton Heath
CR7 7JG

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

Proposal : Change of use of part first floor from commercial/business/service space (Use Class E) to five (5) self-contained dwellings (Use Class C3) and associated alterations (Prior Approval Notification - Schedule 2, Part 3, Class MA)

Date Decision: 01.06.22

Decisions (Ward Order) since last Planning Control Meeting as at: 7th June 2022

Proposal : Partial discharge (Stage 1 WSI) of Condition 25 (Archaeology) attached to planning permission ref. 19/05373/FUL for Demolition of existing buildings, erection of 5 storey building with a basement comprising 40 flats (2 x 1 bedroom, 26 x 2 bedroom, and 12 x 3 bedroom) and provision of associated basement car and motorcycle parking, and provision of associated refuse storage and cycle storage, and provision of associated landscaping and amenity areas, formation of a vehicle access and a pedestrian access from Grove Road.

Date Decision: 30.05.22

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00632/FUL

Ward : West Thornton

Location : 54A Thornton Road
Thornton Heath
CR7 6BA

Type: Full planning permission

Proposal : Erection of three storey front and single storey side extension above the shop to existing dwelling and conversion of the building to provide 7 flats together with parking, bin and bike storage and landscaping.

Date Decision: 30.05.22

Permission Refused

Level: Delegated Business Meeting