

Planning Committee Agenda



To: Councillor Michael Neal (Chair)
Councillor Clive Fraser (Vice-Chair)
Councillors Ian Parker, Simon Brew, Lara Fish, Sean Fitzsimons,
Mohammed Islam, Mark Johnson, Humayun Kabir and Appu Srinivasan

Reserve Members: Leila Ben-Hassel, Louis Carserides, Chris Clark,
Danielle Denton, Christopher Herman, Joseph Lee, Endri Llabuti,
Ellily Ponnuthurai, Holly Ramsey and Luke Shortland

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 22 June 2023 at 6.00 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**.

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

Tariq Aniemeka-Bailey
020 8726 6000 x64109
tariq.aniemeka-bailey@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 14 June 2023

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. Disclosure of Interest

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

3. Urgent Business (if any)

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

4. Appointments

5. Development presentations (Pages 7 - 8)

To receive the following presentations on a proposed development:

There are none.

6. Planning applications for decision (Pages 9 - 12)

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

6.1 23/00155/FUL - 198 Harrington Road, South Norwood, SE25 4NE (Pages 13 - 40)

Demolition of end of terrace dwelling and existing structures on site.
Erection of seven dwellings with associated external works including access, parking, amenity space, landscaping, refuse and cycle storage.

Ward: Woodside

Recommendation: Grant permission

6.2 21/04380/FUL - 15 & R/O 17 Wattendon Road, Kenley, CR8 5LW (Pages 41 - 66)

Partial demolition of integrated garages and extensions at 15 Wattendon Road to facilitate access for the erection of 8 new homes (4 pairs of semi-detached houses) in rear garden land of 15 & 17 Wattendon Road with access, parking & landscaping.

Ward: Kenley
Recommendation: Grant permission

6.3 22/04309/FUL - 32-44 Keeley Road and 31-57 Drummond Road, Croydon, CR0 1TH (Pages 67 - 146)

Comprehensive redevelopment of the site comprising the demolition of the existing buildings and structures; site preparation works; and the phased development of two new buildings containing residential uses, basement, private and communal amenity space, associated car parking, cycle parking, refuse storage, plant and other associated works.

Ward: Fairfield
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 147 - 148)

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

There are none.

8.1 Weekly Planning Decisions (Pages 149 - 234)

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 22 May 2023 and 9 June 2023.

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 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 (2021)
 - the Croydon Local Plan (2018)
 - the South London Waste Plan (2022)
- 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.

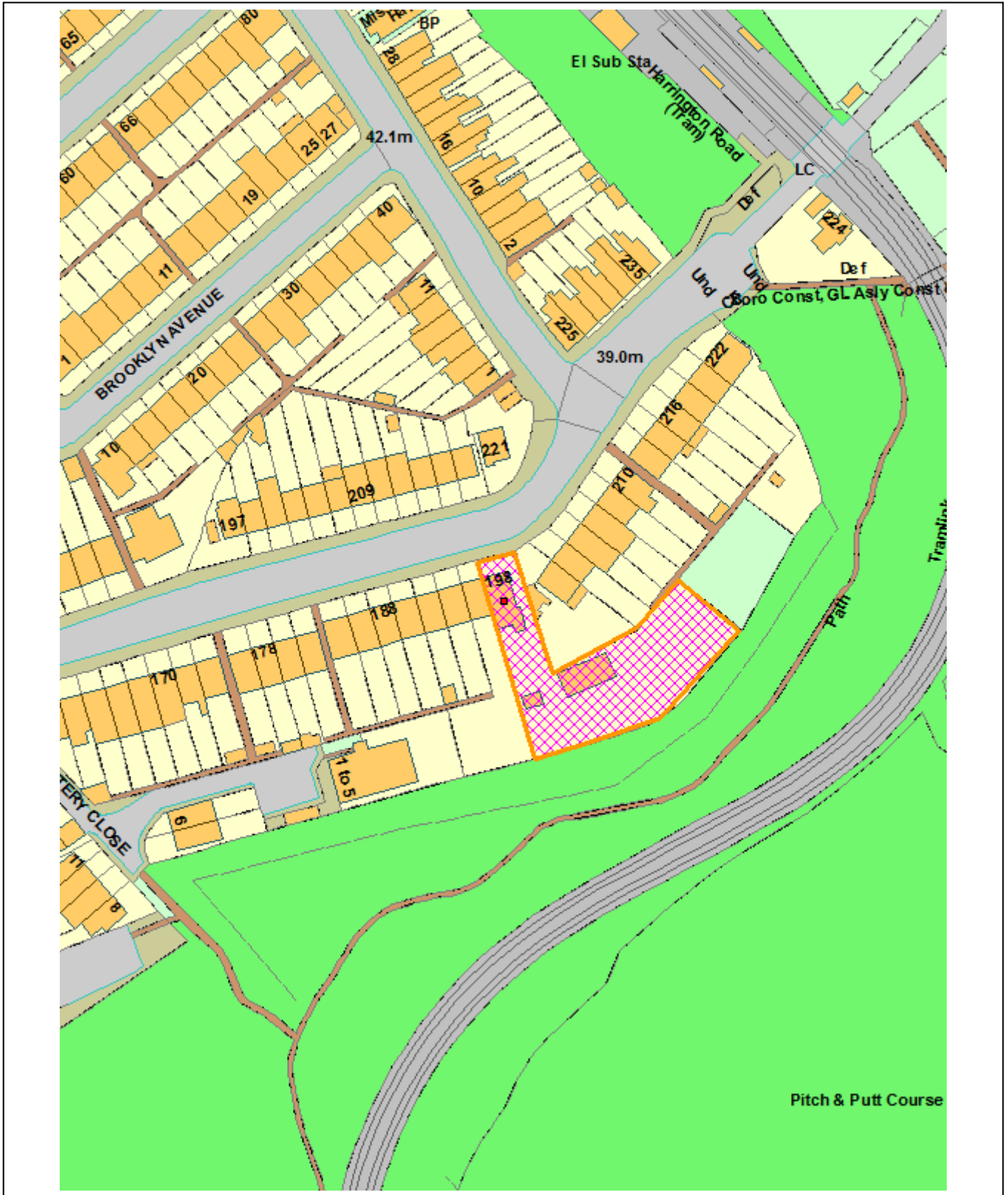
8. BACKGROUND DOCUMENTS

- 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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PART 6: Planning Applications for Decision

Item 6.1

1 APPLICATION DETAILS

Ref: 23/00155/FUL
 Location: 198 Harrington Road, South Norwood, SE25 4NE
 Ward: Woodside
 Description: Demolition of end of terrace dwelling and existing structures on site. Erection of seven dwellings with associated external works including access, parking, amenity space, landscaping, refuse and cycle storage.
 Drawing Nos: 21-1413-51A; 21-1413-52A; 21-1413-53A; 21-1413-54; 21-1413-55; 21-1413-56B; 21209-MA-XX-XX-DR-C-0100 P04; 21209-MA-XX-XX-DR-C-7040 P04; 21209-MA-XX-XX-DR-C-7060 P04 and the red edged site location plan scaled at 1:1250.
 Applicant: Inicio Homes
 Agent: Tim Cropper (Mialex)
 Case Officer: Wayne Spencer

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (6 person)	TOTAL
Existing				1	1
Proposed (market housing)				7	7
TOTAL				7	7

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 2	
Car Parking maximum standard	Proposed
7	7
Long Stay Cycle Storage minimum	Proposed
14	14
Short Stay Cycle Storage minimum	Proposed
2	2

This application is being reported to committee for the following reason:

The Ward Councillor (Cllr Mike Bonello) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Furthermore, objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

- 2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:
- A. The prior completion of a legal agreement to secure the following planning obligations:
 - a) Sustainable transport contribution (financial)
 - b) The removal of residential parking permits should a Controlled Parking Zone be introduced in the future.
 - c) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.3 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

Conditions

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

Pre-commencement conditions

- 3) Construction Logistics Plan to include a survey of the public highway
- 4) Landscaping and hard standing specifications
- 5) Footway / Carriageway Condition Survey
- 6) Tree Protection
- 7) SUDS

Pre-Occupation Conditions

- 8) External materials/samples and 1:5 detailed elevations
- 9) Implementation of car parking as specified
- 10) Electric Vehicle Charging Points at 20% active and 80% passive
- 11) Submission of a lighting scheme
- 12) Submission of a biodiversity enhancement plan
- 13) Submission of a Refuse Management Plan
- 14) Obscure glazing to the north facing upper floor windows

Compliance Conditions

- 15) Accessibility (M4(2) and M4(3))
- 16) Refuse and cycle stores to be provided as shown on the drawings
- 17) In accordance with the Fire Statement
- 18) Water efficiency requirements
- 19) 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) Construction Logistics Informative

5) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

2.6 That, if by 01 September 2023 the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

3.1 The applicant seeks full planning permission for the demolition of an existing end of terrace dwelling house and the erection of a row of 5 mews style terraced properties and a pair of semi-detached dwellings comprising of a total of 7 x 3-bed, six person dwellings with associated rear garden amenity spaces, hard and soft landscaping and boundary treatments. It also involves alterations to the existing vehicular crossover to provide a wider access with visibility splays (which would allow 2 vehicles to pass), three tandem parking spaces and a row of 4 parallel parking spaces and cycle and refuse provision associated with the development.



Image 1: Proposed Site Layout

Amendments

3.2 Amended plans were received on the 02 May 2023 which sought to clarify the parking and access layout, including swept paths diagrams for ingress, egress and turning on site, as well as clarification over the cycle and refuse layout within the site. Third parties were not re-consulted regarding these amendments given that they were points of clarification, did not make significant alterations to the original submission and would not result in any additional impact on adjoining occupiers.

Site and Surroundings

3.3 The application site is located on the southern side of Harrington Road and is 'L' shaped, which means it includes a large area of land to the rear of no.198 Harrington Road. The site has a single width private driveway that runs to the east of the main dwelling and provides access to a rectangular back-land site that extends beyond the rear gardens of nos.200–206 Harrington Road. This back-land area measures approximately 800sqm to the south of the main dwelling. The site is currently occupied by a single storey end of terrace dwelling with two, what appear to be unauthorised buildings, to the rear of the main dwelling which are currently vacant. Further to the south of the site is a public footpath with the tram line and South Norwood Country Park positioned beyond this. There is a self-seeded wooded area to the east of the site. The site is not within a statutory protected area, the existing dwelling is not nationally or locally listed and there are no statutory or locally listed buildings in close proximity.



Image 2: Site Location Plan

Planning Designations and Constraints

- 3.4 The site is subject to the following formal planning constraints and designations:
- PTAL: 2
 - At 'medium' risk of surface water flood risk (being 1 in 30, 1 in 100, 1 in 1000 year) and an at area at risk of critical drainage

Planning History

- 3.5 The following planning decisions are relevant to the application:

22/03596/FUL – Demolition of existing end of terrace dwelling and other buildings. Erection of 9 x 3-bed dwellings with associated access, parking, amenity space, landscaping, refuse and cycle storage – Permission refused on the following grounds:

1. *The proposed site layout and massing of the footprint would dominate the site and the development as a whole would result in an out of keeping and incongruous development which would be detrimental to the prevailing character and appearance of the built form in the surrounding area, contrary to Policies D3 and D4 of the London Plan 2021 and Policy DM10 of the Croydon Local Plan 2018.*
2. *The proposed development would provide poor quality residential units by virtue of a lack of natural light to the dwellings and the rear garden spaces given the proximity of the trees to the south. The proposed development is considered to be contrary to the Policy D3, D6 and D7 of the London Plan 2021, Policies SP2.8, SP4.1 and DM10 of the Croydon Local Plan 2018 and the Mayor's Housing SPG.*
3. *The proposal by reason of its siting, layout, massing and design would result in an overbearing and overpowering development resulting in visual intrusion to the occupants of the surrounding properties to the detriment of their residential amenity, contrary to Policy D3 of the London Plan 2021 and Policy DM10 of the Croydon Local Plan 2018.*
4. *No part of the proposal would conform to Part M(4)3 of the Building Regulations and therefore the development would conflict with Policy D7 of the London Plan 2021.*
5. *In the absence of a legal agreement, the application does not offer a contribution to improvements to sustainable transport to alleviate traffic generation created by the development. The proposal would thereby be contrary to Policy T6.1 of the London Plan (2021) and policies SP8.3, SP8.15, SP8.16, and DM30 of the Croydon Local Plan (2018).*
6. *The proposal, by reason of its siting, design and layout, would result in insufficient parking provision, insufficient vehicular and pedestrian access to delivery and servicing to the detriment of highway safety. In addition, there is insufficient sustainable transport measures incorporated into the proposal and the proposed cycle storage would fail to conform to the required standards, contrary to Policies T4 and T5 of the London Plan 2021 and Policies DM29 and DM30 of the Croydon Local Plan 2018.*
7. *The proposal would provide insufficient refuse and recycling storage facilities and no 10sqm bulky goods area would be provided, contrary to Policy DM13 of the Croydon Local Plan 2018.*
8. *It has not been demonstrated that the development would meet the required fire safety standards, contrary to Policy D12 of the London Plan 2021.*

22/00526/PRE – Proposed demolition of the existing dwelling and redevelopment of the site to provide 9 new homes with associated vehicle and cycle parking, refuse and amenity space – Advice given

05/02339/P – Erection of single storey side/rear extension to the main dwelling (no.198 Harrington Road) – Permission granted

4 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 with all dwellings capable of being classified as family homes;
- 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 significant 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;
- Impacts upon biodiversity and ecology is acceptable.

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

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 A total of nine neighbouring properties were notified about the application and invited to comment. In addition, a number of site notices were displayed close to the site providing consultation to the wider area. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 72 Objecting: 69 Supporting: 2 Comments: 1

6.2 The Councillor Mike Bonello has objected to the proposal on the grounds that the development would be out of keeping with the area and is strongly opposed by local residents.

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

Objection	Officer comment
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<ul style="list-style-type: none"> · Flats out of keeping with the surrounding area 	<p><i>OFFICER COMMENT: This application is for 3-bed family dwellings as opposed to flats</i></p>
<ul style="list-style-type: none"> · Loss of a well-kept, family home which is unjustified · Loss of an existing dwelling would result in the loss of a coherent and uniformed rhythm of terraced properties (each end terrace house has stained glass book-end which would be lost) · Loss of end terrace property may disturb the structural integrity and concern over treatment of flank wall serving no.196 Harrington Road · Cramped/overdevelopment of the site · Out of keeping design which is harmful to the character of the area/street scene · Isolated backland development · Not subservient in height to Harrington Road · Inappropriate in size and scale – unacceptable density of development · Lack of green space, soft landscaping and unacceptable layout dominated by built form 	<p><i>Covered within paragraphs 8.2 to 8.12</i></p>
<ul style="list-style-type: none"> · Proposed dwellings would not provide high quality living conditions (small out of keeping gardens, windows overshadowed by trees to the south, noise from adjacent tram lines) 	<p><i>Covered within paragraphs 8.13 to 8.16</i></p>
<ul style="list-style-type: none"> · Impact upon childminding business at no.200 Harrington Road 	<p><i>OFFICER COMMENT: There are no planning records for the property to be used for this purpose</i></p>
<ul style="list-style-type: none"> · Excessive height and scale would be overbearing and visually intrusive to neighbouring properties · Loss of light and overshadowing to neighbouring properties · Overlooking/loss of privacy to neighbouring properties · Noise, disturbance and light pollution to neighbouring properties · Dust and air pollution impact from construction works, increased density and vehicle movements · Too close to neighbouring properties with separation distances incorrect · Security/crime/anti-social behaviour risk (including bins located against garden walls allow access to potential criminals) · Impact on health and wellbeing 	<p><i>Covered within paragraphs 8.19 to 8.25</i></p>
<ul style="list-style-type: none"> · Loss of/harm to trees and biodiversity/wildlife impact/impact on climate change · Impact upon the South Norwood Country Park 	<p><i>Covered within paragraphs 8.32 to 8.34</i></p>
<ul style="list-style-type: none"> · Insufficient parking provision to serve the development · Insufficient space within the site for deliveries, servicing and emergency services · Increased parking stress/trip generation 	<p><i>Covered within paragraphs 8.26 to 8.29</i></p>

<ul style="list-style-type: none"> · Highway and pedestrian safety concerns due to the site location on a blind bend with numerous previous accidents · Inadequate turning space to allow entry and exit in a forward gear 	
<ul style="list-style-type: none"> · Construction logistics has not been fully considered 	<i>Covered within paragraph 8.23</i>
<ul style="list-style-type: none"> · Insufficient waste storage and inappropriate location within the site which would impact upon residents 	<i>Covered within paragraphs 8.30 to 8.31</i>
<ul style="list-style-type: none"> · Collection by private waste collectors not sustainable 	<i>OFFICER COMMENT: The refuse will be managed/moved to the collection point by private contractors but will be collected by Council operatives</i>
<ul style="list-style-type: none"> · Impact upon schools, GPs, shops, public transport and other local services 	<i>Covered within paragraph 8.24</i>
<ul style="list-style-type: none"> · Increased flood risk to an area already at high risk 	<i>Covered within paragraph 8.35</i>
<ul style="list-style-type: none"> · No mechanism to secure social housing from this scheme 	<i>OFFICER COMMENT: Not a requirement for a scheme of less than 10 units</i>
<ul style="list-style-type: none"> · No Fire Safety Statement submitted 	<i>OFFICER COMMENT: This has now been provided by the applicant. It was not considered that the submission of this document would warrant re-consultation with neighbours as it did not make material changes to the proposal. Its acceptability will be assessed as part of this report</i>
<ul style="list-style-type: none"> · Loss of property value and compensation should be offered 	<i>OFFICER COMMENT: Not a material planning consideration</i>
<ul style="list-style-type: none"> · Loss of a view and the impact upon wellbeing 	<i>OFFICER COMMENT: Not a material planning consideration</i>
<ul style="list-style-type: none"> · Built for profit with no consideration for local people 	<i>OFFICER COMMENT: Not a material planning consideration</i>
<ul style="list-style-type: none"> · No need of this development given the number of vacant properties in the locality 	<i>OFFICER COMMENT: Not a material planning consideration. There is an identified need in Croydon for family homes which are required by Local Plan Policy SP2</i>
<ul style="list-style-type: none"> · Lack of consultation with the local community 	<i>OFFICER COMMENT: The required consultation process was carried out by the Council by way of letters to those who adjoin the</i>

	<p><i>application site and site notices were displayed on Harrington Road. Therefore, the appropriate level of consultation has been carried out in accordance with the Council's constitution and statutory requirements</i></p>
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7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan 2021, the Croydon Local Plan 2018 and the South London Waste Plan 2022. Although not an exhaustive list, the policies which are most relevant to the 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
- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI5 Water infrastructure
- SI12 Flood risk management
- SI13 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 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
- DM47 South Norwood and Woodside

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document to be adopted, approved or published as part of the development plan, (in accordance with S38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

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

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

SPDs and SPGs

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

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area

3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk and energy efficiency
8. Other Planning Issues
9. Conclusions

Principle of development

- 8.2 The Croydon Local Plan (CLP) 2018 sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year. The CLP 2018 also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.
- 8.3 The London Plan (LP) 2021 and the National Planning Policy Framework (NPPF) 2021 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. Policy SP2.1 of the CLP 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.
- 8.4 LP 2021 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 and also sets out that development density should be proportionate to a site's connectivity and accessibility including both PTAL and access to local services. Supporting Paragraph 4.2.4 outlines that existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling (Criterion B of Policy D3). The site has a PTAL 2 rating, however it is approximately 130 metres from Harrington Road Tram Stop, approximately 12-minute walk from Norwood Junction Railway Station and approximately 900m from the South Norwood District Centre. Whilst the site has a lower PTAL of 2 and is more than 800m from the nearest retail centre, it is in close proximity to 2 different public transport options. In addition, whilst sites with higher PTAL's and in closer proximity to retail centres play an important role in contributing to housing targets, the policy does not exclude sites that are outside such areas. As such, on balance, the site is considered to be in a suitable location for the proposed residential development.
- 8.5 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. 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. The

proposed development would result in the demolition of a 3-bed home with a GIA of approximately 135sqm. The existing dwelling to be demolished is not afforded any statutory protection and all of the 7 units proposed would have 3-bedrooms. As such, the proposal would result in a net increase of 6 family homes within the site. Given the significant weight that has to be attached to housing delivery as set out in the framework, it is considered that residential development on the site in question would be acceptable in principle subject to all other material considerations being acceptable when weighed in the planning balance.

Design and impact on character of the area

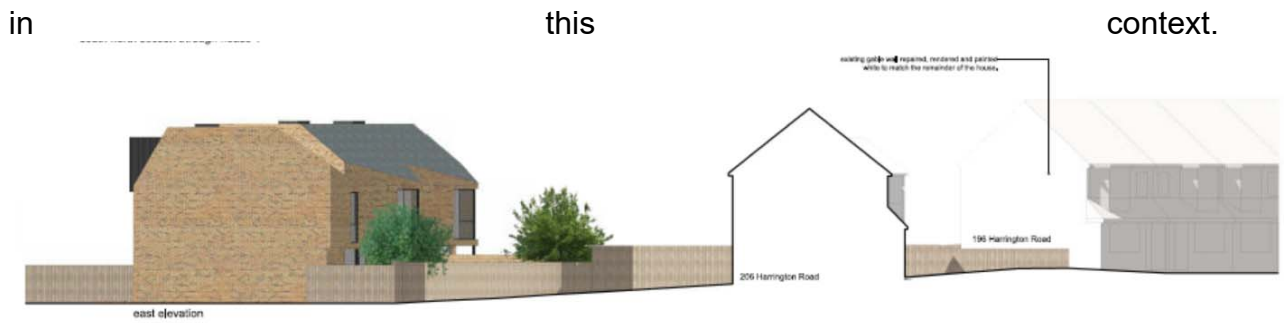
- 8.6 Section 12 of the NPPF (2021) attaches great weight to the importance of design in the built environment, with Paragraph 130 stating that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). London Plan Policy D3 requires new development to optimise site capacity through a design-led approach. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. Development should enhance local context by delivering buildings and spaces that 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. Policy SP4.1 and SP4.2 of the Croydon Local Plan 2018 states that the Council will require development to be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of the relevant places of Croydon. Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys whilst respecting a) the development pattern, layout and siting; b) The scale, height, massing and density; c) The appearance, existing materials and built and natural features of the surrounding area. 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.
- 8.7 The application site fronts onto Harrington Road on land which is fairly flat. The immediate area is residential in character and generally contains terraced properties within fairly narrow, linear plots. However, the site in question has a linear plot with a large parcel of land attached to the rear which is currently occupied by two, single storey, detached buildings which are understood to be unauthorised and were previously in use for residential and storage purposes. This application seeks to demolish these buildings and to erect seven dwellings; split between a mews terrace of five dwellings and a pair of semi-detached dwellings. All seven dwellings are proposed to have the same external appearance, layout and floor space and would be split over three floors. There is a former back-land development in close proximity to the west of the application site, which has been completed. This is in the form of a cul-de-sac (namely Pottery Close) and, as such, it is not considered that the redevelopment of the site in question would represent an isolated back-land development in this location. The presence of Pottery Close in close proximity, indicates that this type of backland development is characteristic of the area.

- 8.8 The existing building which fronts Harrington Road on the site is two-storeys in height with rooms in the roof space. The proposal would involve the loss of this property, which is an end of terrace dwelling. It would be replaced by a landscaped frontage and the vehicle/pedestrian entrance to the site. The flank wall of no.196 Harrington Road is proposed to be given a rendered finish, in order for it to have a similar appearance to the existing flank wall of no.198 (which is to be demolished). The loss of no.198 Harrington Road would result in no.196 Harrington Road becoming an end of terrace dwelling. Although no.198 Harrington Road is not a listed building and is not protected by any local or statutory designation, the proposed development would need to be of sufficient high quality in order to allow the removal of the existing dwelling. The existing row of terraced dwellings consists of eight houses and other terraces within Harrington Road vary in the number of dwellings they contain. There is a degree of unity in the scale and roof forms of the existing terraced dwellings in the street, which are predominantly treated with hipped roofs. It was considered under the previously refused application on the site, (reference 22/03596/FUL) that the combination of the loss of the end of terrace dwelling (with no.196, having a gable ended roof) and the introduction of a steel A-frame and green wall would not only disrupt the symmetry of the terrace through the loss of the hipped roof form but would also introduce an incongruous feature (by way of a large steel frame and green wall to the flank wall of No. 196 Harrington Road). The current proposal does not have the previously proposed A-frame and green wall and seeks to provide a simpler rendered form which is more in-keeping with other end of terrace properties within the surrounding suburban context. Although the loss of the existing dwelling would be regrettable, there are other terraces in the locality that vary in number of dwellings and others which provide gable ended elements with rendered flank walls. Third party comments refer to the loss of the end terrace property as having a detrimental impact upon the coherent and uniformed rhythm of terraced properties (given that each end terrace house has stained glass book-end which would be lost). However, the property does not have a statutory listed designation and the owners of each end of terrace property could change the glazing without the need for any consent from the Council. As such, this could not be a reason to refuse planning permission. In addition, concern has been raised by third parties over the structural integrity of no.196 Harrington Road following the demolition of no.198. This is not a material planning consideration and would be a civil matter that would need to be addressed by the developer. Given the above assessment, it is not considered that the demolition of no.198 Harrington Road and the resulting rendered flank wall to no.196 Harrington Road would have a significantly detrimental impact upon the street scene to sufficiently warrant the refusal of permission.
- 8.9 A large part of the surrounding area predominantly consists of natural landscape features (i.e. trees, hedging and planting beds) which are planted directly in the ground. The proposal seeks to provide soft landscaping as a buffer to the side boundary with no.196 Harrington Road, some planting to the site frontage and planting to the southern boundary of the site which it shares with the South Norwood Country Park. The proposed built form has been reduced and the soft landscaping increased based on the previous proposal (reference 22/03596/FUL) and, although the proposal would introduce areas of hard landscaping for parking and access, there is a need to provide parking and a delineated pedestrian access into the site and the type of hard surfacing materials to be used can be controlled by condition.



8.10 The site already predominantly consists of hardstanding and the removal of the dwelling fronting Harrington Road would create an open vista with views towards the South Norwood Country Park when viewed from Harrington Road. The proposed soft landscaping has been carefully arranged to reduce the impact of the hardstanding arrangement and the need to provide the hard landscaping to provide parking and access would weigh heavily in the planning balance. The hard and soft landscaping ratio is not considered to have a significant detrimental impact upon the street scene to sufficiently warrant the refusal of permission.

8.11 The proposed dwellings would be split into a terraced 'mews' block of 5 dwellings and a pair of semi-detached houses. The proposed dwellings would all be two-storey with accommodation in the roof space. The overall ridge height of the roof would be similar to properties at No.200-210 Harrington Road. Some contextual analysis of roof forms has been submitted with the application. The character of the surrounding area has been assessed and the proposed design incorporates linear roof lines with first floor bays, porch overhangs, repetitive features and minimal detailing which reflects the surrounding context and design features found within the locality of the site. The eaves height of the dwellings varies between 5.7 and 6.7 metres in height and the dwellings would be approximately 8.7 metres high at their highest point. The height of the proposed dwellings has taken the datum lines from the surrounding properties and the height and design of the low roof profile has been assessed and considered acceptable



8.12 With regards to the proposed architectural expression, the submitted contextual analysis which supports the design identifies linear roof lines with first floor bays, porch overhangs, repetitive features and minimal detailing. These features have been used in the design of the proposed dwellings and whilst there are some differences with the properties in Harrington Road, this is considered acceptable given that the visibility of these dwellings from the road would be limited. In addition, dwellings in Harrington Road are not ubiquitous and there are differences between different terraces. There is no ‘in principle’ objection to the proposed materials palette however, in order to ensure this design approach and expression is successful, the Council would require the developer to commit to the quality of detailing represented in the submitted documentation (namely no eaves overhang, integrated guttering etc). Such detailing, if an application was successful, could be secured by condition.



Image 3: Proposed Streetscene CGI

8.13 With regards to the proposed building footprint, the ground floor level of the proposed built form would result in a separation distance of approximately 3 metres from the northern boundary at its closest point and approximately 4.4 metres from the southern boundary with South Norwood Country Park at its closest point.



8.14 The development would occupy the vast majority of the plot width and there was concern raised under the previous application (reference 22/03596/FUL) that the quantum and spread of built form within the site would leave limited space for any meaningful soft landscaping. However, the scheme has now been reduced from nine units to seven and there has been an increase in soft landscaping within the site; particularly towards the southern end of the parking/turning area which adjoins South Norwood Country Park. Although the rear garden amenity spaces are smaller than those of the surrounding dwellings, these spaces would be typical of a mews type development and would provide adequate space to serve as a garden for a family dwelling, being in compliance with the private amenity space requirements set out in the London Plan. As a result of this assessment, it is considered that the scale, massing and layout of the proposed dwellings is acceptable and in keeping with the surrounding area. As such, it is considered that the development would conform to Policies D3 and D4 of the London Plan 2021 and Policies SP4 and DM10 of the Croydon Local Plan 2018.

Quality of residential accommodation

8.15 LP 2021 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 which align with national requirements. CLP policy SP2.8 also deals with quality and standards. The proposed dwellings, which are all 3-bed, 6 person units would be required to be at least 108sqm in floor area and all of them would exceed these minimum requirements; all measuring approximately 115sqm. Furthermore, all dwellings would provide ground floor and roof level built-in storage which would exceed the minimum space standards and all bedrooms within the proposal comply with parts 2, 3, and 4 of London Plan Policy D6 in relation to bedroom size standards. The proposed internal floor to ceiling heights of the units at ground floor level measures approximately 2.45 metres and the dormer element of the second floor bedroom would also be less than 2.5m (measuring approximately 2.15m in height). However, each dwelling would have a floor to ceiling height of 2.5m for at least 75% of the floor space

of the entire dwelling and, as the floor to ceiling heights would be 2.5 metres high for the majority of the dwellings, on balance, this would be acceptable. Furthermore, all seven dwellings would be dual aspect. Residents would gain access to their properties by walking along the footpath positioned to the front of Houses 1-7. To ensure that acceptable privacy is maintained for occupiers of these dwellings at ground floor level, the proposal seeks to allow sufficient space to be retained for defensible planting in front of ground floor windows and it is intended that the proposed landscaping condition would require details of this to ensure acceptability.



Image 4: Pedestrian pathway and frontage (including defensible planting)

8.16 There is provision for ground level private amenity spaces for all seven dwellings which measure between 25sqm and 65sqm and these would be acceptable in terms of size. Under the previous application submission (reference 22/03596/FUL), it was noted that there are a number of trees to the south of the dwellings which form part of the South Norwood Country Park and there was concern that this could restrict the amount of natural daylight and sunlight into the rear gardens and rear facing windows of the dwellings proposed at that time. It is normal practice that Daylight and Sunlight Assessments do not consider trees. However, given the specifics of this case, a revised Daylight and Sunlight Assessment has been submitted which includes an assessment of the trees within South Norwood Country Park. The assessment concludes that, with regard to daylight, all of the rooms tested meet or surpass the winter recommendations. It is noted, however, that there are a number of habitable rooms which fall short of the daylight provision targets during the summer. Whilst this is the case, the BRE guidance explains that provided the targets are met in the winter months, daylight year round is likely to be adequate to serve future occupiers. The assessment concludes that, in the opinion of the author, *'the proposed development will provide adequate levels of daylight'* which the Council concur with, on balance, given the urban location of the site. Of the 42 habitable room windows being proposed, 26 of these would exceed the 50% required by BRE standards for daylight penetration in the summer months and those that fail to meet the 50% requirements have at least 31% of daylight during summer months. With regards to daylight during winter months, all of the 42 habitable rooms which were assessed would exceed the 50% BRE

requirements for daylight penetration. With regards to sunlight, all of the dwellings also have at least one habitable room which receives a total of at least 1.5 hours of sunlight on 21 March and having assessed these results, it is considered that the proposal would provide a high quality of internal accommodation to serve future occupiers..

- 8.17 With regards to the private amenity space being provided, the original submission stated that at least 58% of the rear gardens would achieve at least 2 hours of daylight and sunlight on the spring equinox. However, this Daylight and Sunlight Assessment did not show the overshadowing of the trees to the south and this document has since been amended under the current submission. The revised Assessment shows that, when considering the deciduous trees as opaque objects, all of the proposed rear gardens would fall short of the recommendations with two of the gardens (serving plot nos.1 and 7) achieving zero daylight and sunlight on 21 March. The Assessment states that, when excluding trees, all gardens would meet the BRE recommendations and that, *‘in reality, the amount of sunlight on the ground on 21 March will actually be between the amount of light with and without trees.’* The Daylight and Sunlight Assessment further considers that *‘the BRE guide states that the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees). The aim is to have some areas of the garden in partial shade under trees while leaving other parts of the garden or amenity area in full sun.’* The Council consider that, as the dwelling itself would not be heavily reliant on artificial light, the shortfall of the garden spaces achieving the required daylight and sunlight to meet BRE guidance would not result in sufficient harm to the future living conditions of future occupiers to sufficiently warrant the refusal of permission alone, particularly given the high quality of internal living accommodation being provided and given the urban context of the application site itself.
- 8.18 Third party comments refer to the proximity of the tram lines to the rear of the proposed dwellings and the impact this could have on residential amenity. However, the separation distance between the rear walls of the proposed dwellings and the tram lines would be approximately 30 metres and there are a number of trees between the tram lines and the proposed dwellings which would create a form of sound insulation. The tram lines run much close to other properties in the locality and it is not considered that this would result in significant noise and disturbance to the detriment of future occupiers. It is considered that the resulting standard of accommodation would be acceptable, on balance, and would conform to the provisions of London Plan 2021 Policy D6 (Housing quality and standards) and Croydon Local Plan 2018 Policy DM10.

Accessible Dwellings

- 8.19 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.
- 8.20 The proposed development would be step free and, as the properties would be individual three storey dwellings, no lift would be required. Each dwelling would provide an accessible WC at ground floor level and refuse and cycle storage is provided in purpose built stores to the northern boundary with the rear gardens of no.200 Harrington Road. No disabled parking bays are to be provided within the site however, as the proposal is not a major development and there are no Part M4(3) compliant

dwellings being proposed under this submission. It is considered that this arrangement would be considered acceptable.

Impact on neighbouring residential amenity

- 8.21 Policies SP6 and DM23 of the Croydon Local Plan (CLP) 2018 require new development to minimise air and noise pollution. Policy DM10 seeks to ensure that the amenity of the occupiers of adjoining buildings are protected including from overlooking, loss of light or visual intrusion and ensuring that lighting schemes do not cause glare and light pollution. The supporting text of CLP 2018 Policy DM10 states that a separation distance of 18-21 metres is ordinarily sufficient to mitigate against direct overlooking and therefore 18 metres between clear glazed windows, as a minimum, are required in this instance. The upper floor windows of the dwellings would be angled and would be approximately 19.4 metres from the upper floor rear elevations of nos.200-206 Harrington Road at their closest point. The upper floor window of house no.7 would be approximately 19 metres from the rear windows of no.196 Harrington Road. However, the upper floor window of house no.6 would be approximately 10.5 metres from the single storey rear elevation of no.200 Harrington Road at its closest point. As the single storey elements of the properties in Harrington Road are closer than 18 metres, the upper floors include angled Oriel windows to the front elevation to direct views away from the properties in Harrington Road. The upper floor window panes which face north are capable of being obscure glazed and fixed shut to prevent undue overlooking to the properties in Harrington Road as the Oriel window has a vertical element which can be clear glazed and openable. Such an arrangement could be secured by planning condition to ensure that the development would not result in the significant overlooking or loss of privacy to the detriment of the neighbouring properties.
- 8.22 The proposed dwellings would have a lowered profile to the northern side of the dwellings which seeks to reduce the impact of the massing on neighbouring properties with higher eaves heights of approximately 6.7 metres, lower eaves heights of 5.7 metres and the dwelling would be approximately 8.7 metres high at their highest point of the roof ridges. Having assessed the heights and separation distances, the “25 degree” vertical angle between the existing and proposed dwellings would be exceeded in this case. The proposed dwellings sit due south of nos.200-210 Harrington Road and, given their low roof profile combined with the separation distance, it is not considered that there would be any significant loss of light. Furthermore, the separation distances, the use of obscure glazing and the angle nature of the upper floor windows are unlikely to result in significant light pollution to the surrounding properties. Having regard to the separation distances proposed, despite the predominantly three storeys in height (including the roof), it is not considered that the development would have a significantly overbearing impact upon the residents of nos.196-206 Harrington Road nor would the height, quantum and massing of the development significantly overpower or appear unduly overbearing or visually intrusive upon the adjacent properties to warrant the refusal of permission.
- 8.23 Although the introduction of seven additional family properties to the south of the properties in Harrington Road would generate some noise, the land to the south has an operational tram line which creates some ambient noise already; albeit limited by the tree buffer and separation distance which currently exists. The site is located within a built-up urban area surrounded by residential properties and it is considered that the introduction of seven new homes with the resulting separation distances between the

existing and proposed properties would not cause undue noise and disturbance to the detriment of the surrounding properties. Furthermore, it is not considered that they would result in significant light pollution to the surrounding properties and the development would therefore conform to the residential amenity aspects of Policy DM10 of the Croydon Local Plan 2018.

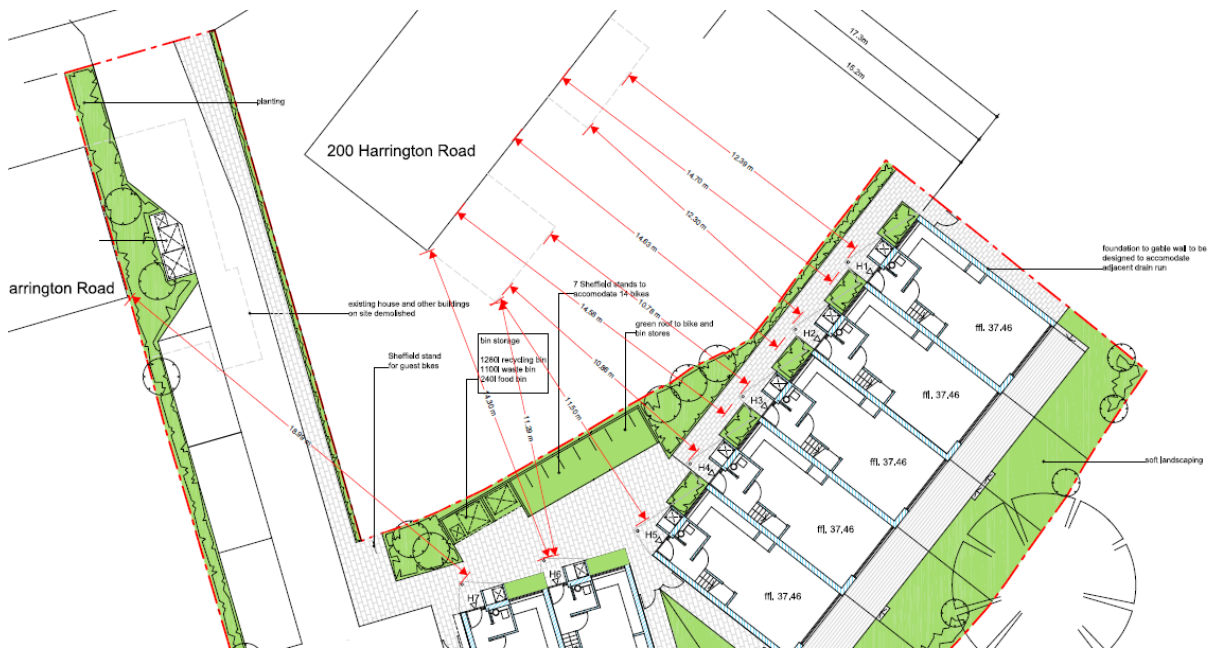


Image 5: Distance to neighbouring properties

8.24 With regards to the proposed landscaping along the shared boundary and to the southern end of the parking area, such landscaping details would be secured through condition and will need to be retained and maintained for a period of 5 years after completion. Given the proposed soft landscaping buffer, it is not considered that tandem parking along the boundary with no.196 Harrington Road would result in significant harm to the amenities of this property to warrant a refusal of planning permission. The separation distance, be it on the modest side, would be retained by the soft landscaping to ensure that the use of these parking spaces would not result in sufficient harmful noise and disturbance to warrant the refusal of planning permission. With regards to the cycle and refuse storage located close to the rear boundary of no.200 Harrington Road, this would be of a single storey nature and its low scale would not be significantly harmful to the character of the area. Third party comments refer to the ability to use these structures to obtain access to the rear of these properties however it is considered that the introduction of the dwellings to the rear will offer a degree of natural surveillance to this area. As such, it is not considered that the proposed development would result in an increase in crime and anti-social behaviour. Details of external lighting could be secured via condition to ensure that the proposal increases this surveillance whilst ensuring that it would not result in significant light pollution.

8.25 It is acknowledged that with any build, whilst there may be limited disturbances and inconveniences for neighbouring properties during the construction period. However, the refusal of planning permission based on construction impacts alone cannot be justified. A Construction Logistics Management Plan can be secured through condition which would seek to protect neighbouring amenities as far as possible during this time. 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 is enforceable under Environmental Health legislation.

- 8.26 Third party comments refer to the impact of the development upon existing local services; including schools, doctor/GP availability, shops, public transport and other local services. The proposal seeks to provide seven family sized dwellings which is not considered to result in a significant impact upon the availability of existing local services to sufficiently warrant the refusal of permission. In addition, the proposed development would be liable for CIL payments which would contribute to the delivery of local infrastructure.
- 8.27 Overall, any potential amenity impacts on neighbouring occupiers are considered to have been adequately mitigated by the proposed separation distances between neighbouring properties and mitigation measures that can be secured by planning condition. Furthermore, the orientation of the windows within the proposed development and the use of obscure glazing to the north facing upper floor north facing windows would be sufficient to mitigate adverse impacts and the proposal would therefore comply with CLP Policy DM10.

Transport Impact

- 8.28 Policy T5 of the London Plan 2021 and Policies SP8, DM29 and DM30 of the Croydon Local Plan 2018 seek to promote development which makes full use of public transport, cycling and walking; does not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles; does result in a severe impact on local transport networks; reduces the impact of car parking; provide car and cycle parking spaces as set out in the Local Plan and ensures that cycle parking is designed so that it is secure.
- 8.29 The site is located in an area with a PTAL of 2. However, it is in close proximity to Harrington Road Tram Stop. The site currently has off-street parking space located to the side of the existing dwelling. The site is not within a Controlled Parking Zone (CPZ) and the proposal seeks to provide seven parking spaces to serve the proposed seven units. A Parking Stress Survey has been submitted with this application which demonstrates that the overnight parking stress is already at 87%. Based on the information provided within the Transport Survey and the use of the census information, the proposed quantum of spaces to serve the development would be acceptable subject to a condition which requires spaces to provide Electric Vehicle Charging Points (EVCPs). Furthermore, the applicant has submitted swept path analysis for the parking spaces which shows that the number of manoeuvres required to be able to turn on site are not excessive and this would be acceptable. To facilitate this proposed development, the vehicular access would be widened and has sought to provide a gap between the existing access serving no.200 Harrington Road and the proposed access into the site. This arrangement would prevent an unduly wide vehicular crossover with no breaks for pedestrians using the footway. The Council consider that the proposed width, the introduction of a delineated pedestrian route and the proposed visibility splays would be considered acceptable subject to a condition restricting the height of any obstructions within the visibility splays being kept below 0.6m in height. There would also be sufficient space within the site to service the dwellings from Harrington Road with regards to delivery and servicing vehicles and there is also sufficient space for ambulance vehicles, which are shown to be able to

enter, turn and exit the site in a forward gear. As such, the development is considered to be acceptable from a highway and pedestrian safety perspective.

- 8.30 Given the location of this site, a Section 106 Agreement or Unilateral Undertaking would be required to be entered into to remove access to resident on street parking permits (should a Controlled Parking Zone be introduced in the surrounding roads) and contracts in council run car parks for all units. This would also secure £1500/unit towards improvements to sustainable transport including, but not limited to, on street car clubs with EVCP's as well as EVCP's in general as per policies in the Local Plan. Funding could also contribute towards the extension and improvements to walking and cycling routes in the area. Membership of a car club if this application is approved, must be secured for 3 years. Furthermore, a Section 278 Agreement will be required for all works to the public highway; with costs to be borne by the applicant. Furthermore, a Footway / Carriageway Condition Survey is required to be submitted prior to a start of works at the site, with photographs of all areas and a brief report identifying any existing issues.
- 8.31 The proposed scheme shows that the cycle parking is proposed to the northern boundary located centrally between the dwellings. The proposal would include a communal cycle store for all dwellings that has sufficient space to allow for the required number of Sheffield stands to store 14 cycles including two of these spaces which allow for the storage of wider/adapted bikes with a clear 1.5m width on the side of the stand. All London Cycle Design Standards and Cambridge residential cycle design standards are required to be met and visitor cycle parking is required to be in well overlooked area and preferably covered. Compliance with these requirements is possible given the proposed site layout and such details would be secured by planning condition to ensure conformity with the provisions of Policy T5 of the London Plan 2021 and Policies SP8, DM29 and DM30 of the Croydon Local Plan 2018.

Refuse and Recycling

- 8.32 Policy DM13 of the Croydon Local Plan 2018 requires development to sensitively integrate refuse and recycling facilities within the building envelope, or within landscape covered facilities located behind the building line; ensure facilities are visually screened; provide adequate space for the temporary storage of waste materials generated by the development; and ensure facilities are safe, conveniently located and easily accessible by occupants, operatives and their vehicles.
- 8.33 The application submission states that the refuse/recycling will be managed by a private waste management company due to the distance of the bins from the public highway. The applicant proposes the implementation of a private waste contract whereby a waste contractor will be employed to access the site and drag communal bins from the bin store to/from the bin store to the collection point which is within 20 metres of the highway to allow the Council's Waste Collection Team to collect the waste from the site and take it to the collection vehicle which would be parked on Harrington Road.. This arrangement would be considered acceptable subject to a Refuse Management Plan being submitted and approved by the Council and this could be secured by planning condition. The communal refuse store is to be located to the northern boundary with the rear garden of no.200 Harrington Road and the applicant has confirmed that, based on an assumption of each 3 bed property generating 240L of waste per week, this would amount to 1680L of waste per week within the site. Assuming 60% would be residual and 50% recycling, this would require 1 x 1100L

Eurobin for residual waste and 1 x 1280L Eurobin for recycling. An additional 240L bin for food waste has also been provided within the store as well as a 240L garden waste bin to the frontage of each dwelling. The refuse/recycling collection point will be required to accommodate the garden waste bins on one of the weeks when these collections occur and a bulky goods area is also required. It is considered that there is sufficient space within the site to accommodate this and this could be secured by planning condition. Provided this is the case, it is considered that the development would conform to the provisions of Policy DM13 of the Croydon Local Plan 2018.

Trees and Biodiversity

- 8.34 Croydon Local Plan Policy DM28 requires developments to accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent and seeks to avoid the loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area and avoid the loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. The proposed development would not result in the removal of any on-site trees however the development would be close to the root protection areas of trees outside of the site. The application includes a Tree Survey, Arboricultural Impact Assessment and a Tree Protection Plan. These have been assessed by the Council and it is considered that the proposed development would conform to the provisions of Policy DM28 of the Croydon Local Plan 2018 with regards to tree protection. Compliance with the measures detailed in the submission would be secured by planning condition.
- 8.35 The NPPF July 2021, in chapter 15 (Conserving and enhancing the natural environment), paragraph 180d (previously 174d) states that "opportunities to improve biodiversity" should be "integrated" into a scheme's design. Local Plan Policy DM27 requires proposals to a) Incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally; b) Incorporate biodiversity within and on buildings in the form of green roofs, green walls or equivalent measures; c) Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments; d) Have no adverse impact on land with biodiversity or geo-diversity value.
- 8.36 The submission includes an Ecological Impact Assessment which relates to the likely impacts of development on designated sites, protected species and Priority species & habitats and identification of appropriate mitigation measures. This has been assessed by the Council's Ecology Consultant and they are satisfied that there is sufficient ecological information available for determination of this application. The mitigation measures identified in the Ecological Impact Assessment would be secured by a condition in order to conserve and enhance protected and Priority species particularly bats, nesting birds, and reptiles and to conform to the provisions of Policy DM27 of the Croydon Local Plan 2018.

Flood risk

- 8.37 Policy DM25 of the Croydon Local Plan states that sustainable drainage systems are required in all development. The site is located in flood zone 1 and is at medium risk of surface water flooding. The development would significantly extend the built footprint into undeveloped space within the site. The application does include a Flood Risk Assessment which states that, *'as the proposed development will displace the existing*

surface water storage (water ponding on site), the risk of surface water flooding downstream (In the South Norwood Park) could potentially increase. This proposal seeks to lower *'the area of the rear gardens by approximately 150mm to create a flood alleviation storage.'* The proposed drainage strategy seeks to infiltrate surface water runoff to the underlying soil, however, given the fact that the site is underlain by London Clay, the strategy will seek to discharge water to the Thames Water surface water sewers which run to the rear of the Harrington Road dwellings at a rate of 1 litre per second. The proposed strategy will also seek to maximise the use of SuDS to increase the biodiversity, provide amenity, control discharge volumes, and manage water quality. The proposal will also incorporate permeable paving, green roofs and would use a Geo-cellular storage attenuation as surface water storage within permeable paving areas. Given the medium risk identified, the Council are satisfied that the development would be acceptable from a flood risk perspective subject to the developer implementing the measure contained within the report. Such flood risk mitigation measures which could be secured by condition to ensure that the development is acceptable from a flood risk perspective.

Fire Safety

- 8.38 London Plan Policy D12 requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space. They should include an evacuation assembly point, appropriate features which reduce the risk to life and serious injury in the event of a fire; appropriate fire alarm systems and fire safety measures, must minimise the risk of fire spread, provide suitable and convenient means of escape and a robust strategy for evacuation as well as provision of suitable access and equipment for firefighting.
- 8.39 The proposed development seeks to provide seven dwellings all split over three floors and a Fire Safety Statement included within the submission states that the fire appliance would be able to park on Harrington Road and that fire suppression systems would be added to the houses, by way of a sprinkler system, to enable the distance to be extended from 45m to 90m which would be sufficient for all firefighting equipment to reach the furthest part of the furthest dwelling. Each dwelling would be fitted with interlinked smoke and heat alarms as well as carbon monoxide alarms where necessary. The dwellings would also have 60-minute fire resistant party walls, 30-minute partitions and fire doors with all houses fitted with sprinkler systems. The means of escape would be via the main entrance and there is sufficient space at the rear of each dwelling to provide a muster point of the main entrance is blocked by fire. All escape routes would have 30-minute fire resistance within each dwelling and it is considered that it has been suitably demonstrated that the development would meet the requirements of London Plan Policy DM12 (Fire Safety).

Water Usage

- 8.40 The proposed dwellings should ensure that a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G is met. Compliance with this would be secured by planning condition.

Other matters

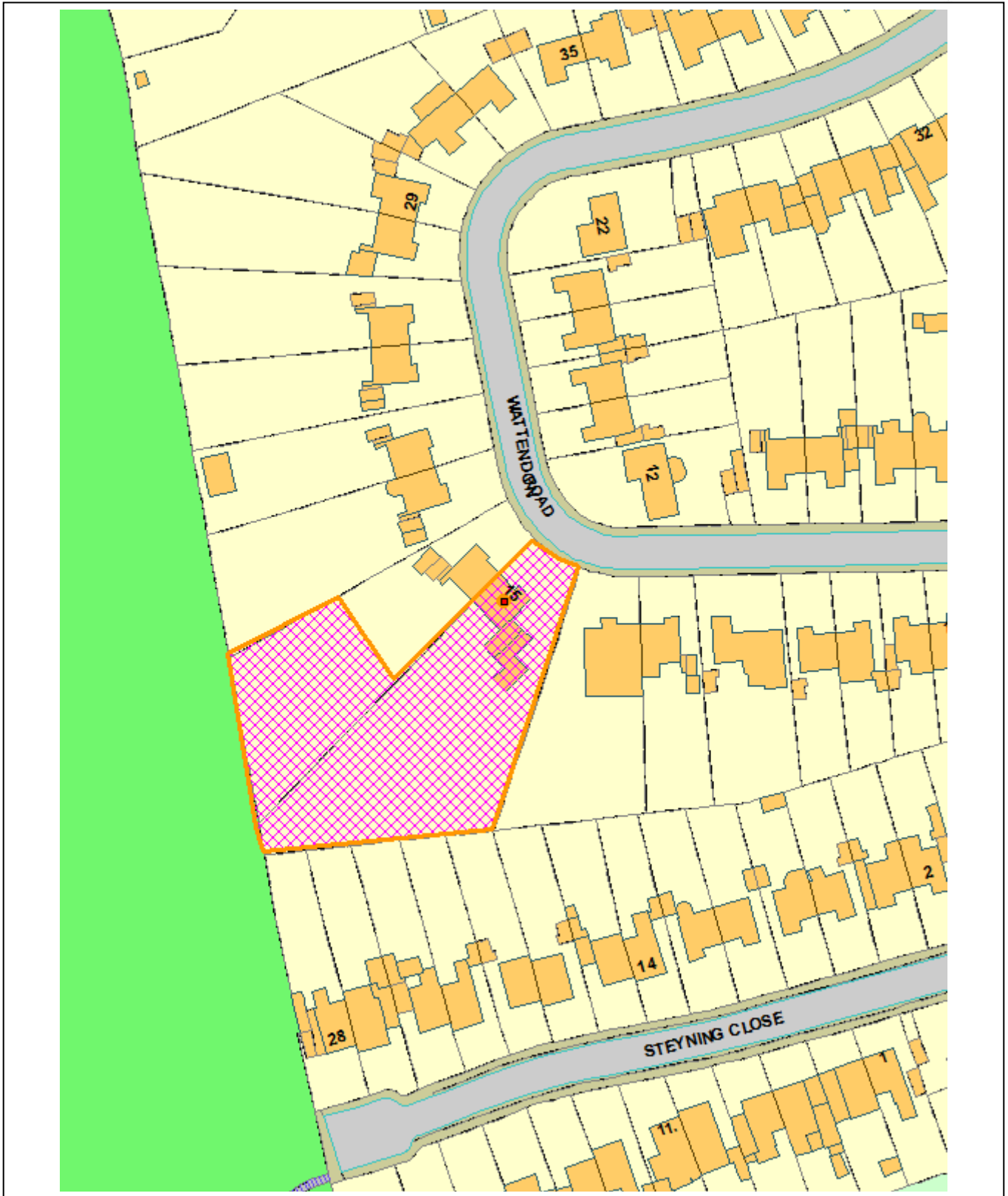
- 8.41 The development would be liable for a charge under the Community Infrastructure Levy (CIL).

8.42 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

Conclusion

8.43 All material considerations have been taken into account, including responses to the public consultation. Taking into account the extant permission, the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations a resolution to grant planning permission subject to the Legal Agreement should be made without further delay.

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1 APPLICATION DETAILS

Ref: 21/04380/FUL
 Location: 15 & R/O 17 Wattendon Road, Kenley, CR8 5LW
 Ward: Kenley
 Description: Partial demolition of integrated garages and extensions at 15 Wattendon Road to facilitate access for the erection of 8 new homes (4 pairs of semi-detached houses) in rear garden land of 15 & 17 Wattendon Road with access, parking & landscaping.
 Drawing Nos: PL001 Rev.00 (Site Location Plan), PL200 Rev.05 (Elevations from Wattendon Road), PL201 Rev.05 (Front Elevation 01), PL202 Rev.05 (Front Elevations 02) PL203 Rev.05 (Rear Elevation 01), PL204 Rev.05 (Rear Elevation 02), PL205 Rev.05 (Flank Elevation 01), PL206 Rev.05 (Flank Elevation 02), PL031 Rev.01 (Existing Cross Section 02), PL032 Rev.01 (Existing Land Sections 01), PL005 Rev.01 (Existing Site Plan and Survey), PL099 Rev.07 (Lower Ground Floor Plans), PL100 Rev.07 (Ground Floor Plans), PL101 Rev.07 (First Floor Plans), PL102 Rev.07 (Roof Plan and Levels), PL103 Rev.07 (Urban Greening Factor), PL300 Rev.05 (Proposed Land Sections)
 Applicant: Mantle Developments UK Ltd
 Case Officer: Joe Sales

	3 bed 4 person	4 bed 5 person	4 beds 6 person	Total
Proposed (all market housing)	3	3	2	8

Number of car parking spaces	Number of cycle parking spaces
12	16

1.1 This application is being reported to committee because:

- The ward councillor (Cllr Ola Kolade) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.
- Objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission subject to the completion of a S.106 agreement to secure the following heads of terms:

(a) A financial contribution of £12,000 towards sustainable travel improvements

2.2 That the Director of Planning and Sustainable regeneration has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters.

CONDITIONS

Standard Conditions

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

Pre-commencement conditions

3. Submission of Construction Management Plan and Construction Logistics Plan including footway survey.
4. Submission of Drainage Strategy/SUDS details.
5. Submission of a Construction Environment Management Plan and a Lighting Environmental Management Plan).
6. Details of vehicle crossover design
7. Details of making good of the extension to no.15 Wattendon Road.
8. Finished floor levels

Pre-Superstructure Conditions

9. Submission of details relating to external materials/details.

Pre-Occupation Conditions

10. Submission of hard and soft landscaping details including biodiversity net gain and maintenance plan.
11. Submission of site waste management plan for refuse collection.
12. Submission of cycle parking details.
13. Details of energy plant and equipment.

Compliance Conditions

14. Electric Vehicle Charging Points
15. Development to be carried out in accordance with the approved tree protection plan and arboricultural impact assessment.
16. Development to be carried out in accordance with the approved ecological surveys and reports.
17. Development to be carried out in accordance with accessible homes requirements M4(2) and M4(3).
18. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines.
19. Compliance with water efficiency requirements.
20. No additional side facing windows in dwelling houses.
21. Removal of permitted development rights in dwelling houses (including 15 Wattendon Road).
22. Compliance with Fire Safety Strategy

23. 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. Contact waste team prior to occupation.
 4. Highways informative in relation to s278 and s38 works required.
 5. Boilers.
 6. Construction Logistics Informative (in relation to condition 3)
 7. Compliance with Building/Fire Regulations.
 8. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.
- 2.3 That the Committee confirms that adequate provisions has been made, by the impositions of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.4 That if, by three months, the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration has delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The site comprises the gardens of a pair of semi-detached houses at 15 and 17 Wattendon Road. The proposal is for the partial demolition of the existing dwelling at 15 Wattendon Road to accommodate a new access road to the rear of the site to accommodate the redevelopment of the existing rear garden area to provide 8 new dwellings.
- 3.2 The unit mix would comprise of 6 x 4-bedroom dwellings and 2 x 3-bedroom units (total 8 homes).
- 3.3 Access to the site is via Wattendon Road with parking provided across the site which accommodates 12 car parking spaces. In addition to this, it is proposed to re-provide the existing dwelling with two car parking spaces within a reconfigured front garden.
- 3.4 Each dwelling would be afforded private amenity spaces in the form of front and rear gardens.
- 3.5 Cycle and refuse stores are provided within and around the site.
- 3.6 Due to the change in land levels across the site, the dwellings would appear as two storeys (with low roof and eaves levels) when viewed from the front of the site, but some would be three storeys when viewed from the rear.



Figure 1-Proposed Development

Background

- 3.7 Amended plans and clarification details have been submitted as part of the application process. The resultant changes included a reconfiguration of the access road and the car parking layout. These changes did not change the nature of the proposal as originally consulted upon and therefore re-consultation was not required.

Site and Surroundings

- 3.8 The application site comprises the rear gardens of 15-17 Wattendon Road. The existing dwellings are situated on the south-west side of Wattendon Road. The rear gardens sit adjacent to the properties that run along the southern boundary of the site at Steyning Close and Wood East of Haydn Avenue/Roffey Close which is located along the western boundary of the site.
- 3.9 At entry the level, the site is relatively flat however the site slopes down towards the south-west towards the rear of the site. The site is at very low risk of surface water flooding and whilst there are no policy designations directly associated with the application site, the woods to the west of the site are designated as metropolitan green belt and a site of nature conservation importance.
- 3.10 The site is subject to a tree preservation order which sits on the southern boundary of the site within 13 Wattendon Road ref. T2 No.22 1993.



Figure 2-Aerial View of the Site

Planning History

3.11 The following planning histories are relevant to the application site.

15 Wattendon Road

- 94/00534/P- Erection of attached garage. (Permission granted 22/10/1994).

17 Wattendon Road

- None

15-17 Wattendon Road

- 21/02591/PRE – Pre-Application advice for: To erect eight, new semi-detached dwellings in the existing rear gardens of two houses. (Published Online. Advice provided in September 2021, prior to the revocation of the Croydon Suburban Design Guide in 2022).

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 Approval is recommended for the following reasons:

- The principle of residential development within this location is acceptable.
- Unit mix is acceptable and provides family size housing.
- The design and appearance of the development is appropriate for the site and the surrounding context.
- There would be no undue harm to the residential amenities of adjoining occupiers.
- The living standards of future occupiers would be acceptable and compliant with the Nationally Described Space Standards and the London Plan.
- Subject to the imposition of conditions, the proposed development would not have an adverse impact on the operation of the highway:
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Trees/landscaping and ecology can be controlled by conditions; and
- Sustainability aspects can be controlled by conditions.
- Subject to conditions, the proposals would offer sufficient biodiversity mitigation measures and would not have an adverse impact on ecology.

4.2 The following section of this report details the officer's assessment of the application against the material planning considerations and the relevant policies which have contributed to the recommendation that planning permission is granted.

5 CONSULTATION RESPONSE

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

6 LOCAL REPRESENTATION

6.1 A total of 13 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 67
Objecting: 67
Supporting: 0

6.2 The following Councillors and MP submitted representations:

- Councillor Ola Kolade
- MP Chris Philp

6.3 In terms of the responses that were received, the concerns which have been raised and those which are material to the determination of the application are set out within the table below and these are also addressed in detail within the assessment of the material considerations within this report.

<u>Objection</u>	<u>Officer comment</u>
<i>Character and design</i>	
Overdevelopment of the site	Addressed in paragraphs 8.12-8.37.
Development is not in keeping with the surrounding bungalows.	
<i>Neighbouring amenity impacts</i>	
Overlooking and privacy concerns	Addressed in paragraphs 8.47-8.55.
Impact on daylight/sunlight/loss of light to gardens	
Noise	
<i>Parking and highways</i>	
Insufficient parking will lead to overspill parking on surrounding road.	Addressed in paragraphs 8.61-8.64.
Additional car parking would result in harm to the existing highways network.	Addressed in paragraphs 8.61-8.64.
<i>Other</i>	
No improvement to supporting infrastructure or public transport is proposed.	A CIL contribution will be provided and a S106 contribution provided for sustainable transport contributions.
Impact due to construction traffic	Addressed in paragraph 8.77.
Impact on wildlife/biodiversity	Addressed in Paragraph 8.56-8.64.
Impact on trees	Addressed in Paragraph 8.56-8.64.
Increased flood risk.	Addressed in Paragraph 8.82-8.84.
Cumulative impact of development	A CIL contribution will be provided.
Restrictive covenant on site.	This is not a material planning consideration for this development proposal.

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

- Cramped form of development that would appear incongruous with the surrounding area.
- Impact on highways safety.
- Impact on biodiversity.
- Lack of consideration for local infrastructure.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering good design
- D5 Inclusive design
- D7 Accessible housing
- D12 Fire safety
- D14 Noise
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- H1 Increasing housing supply
- H2 Small sites
- SI 2 Minimising greenhouse gas emissions
- SI 8 Waste capacity and net waste self-sufficiency
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking.
- DM40 Kenley and Old Coulsdon

7.2 The Development Plan should be read as a whole, and where policies conflict with each other, the conflict must be resolved in favour of the policy contained in the last document

to be adopted, approved or published as part of the development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

Planning Guidance

National Planning Policy Framework (NPPF)

- 7.3 Government Guidance is contained in the NPPF, updated on 20 July 2021, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.
- 7.4 There are also several Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) documents which are material considerations. Although not an exhaustive list, the most relevant to the application are:
- London Housing SPG (March 2016)
 - London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
 - Technical Housing Standards: Nationally Described Space Standard (2015)
 - National Design Guide (2021)

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- A. Principle of development
 - B. Design and impact on character of the area
 - C. Quality of residential accommodation
 - D. Impact on neighbouring residential amenity
 - E. Trees, landscaping and biodiversity
 - F. Access, parking and highway impacts
 - G. Fire Safety
 - H. Flood risk and energy efficiency

A. PRINCIPLE OF DEVELOPMENT

Policy Background

- 8.2 The Croydon Local Plan states that the Council will apply a presumption in favour of development of new homes. It sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (1,645 homes per year). The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher annual target of 2,079 homes per year.
- 8.3 The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with small sites housing target of 641 per year.

8.4 Policy H1 (Increasing housing supply) and Policy H2 (Small sites) of the London Plan 2021 explain that:

- Boroughs should optimise the potential for housing delivery on all sites (H1)
- Councils should pro-actively support small site development to significantly increase the contribution that small sites make towards housing delivery (H2).
- Councils should support small housebuilders (H2).

Proposed New Homes

8.5 As explained above, the development plan anticipates new housing coming forward on windfall sites, and Policy SP2.1 of the Local Plan applies a presumption in favour of development of new homes.

8.6 Policy H2 of the London Plan seeks to encourage Boroughs to pro-actively support well-designed new homes on small sites (below 0.25 hectares in size. This should be achieved by significantly increasing the contribution of small sites, diversify the sources, locations, type and mix of housing supply. The policy also encourages that LPAs should recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on site.

8.7 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.

8.8 The development would be sited within the rear gardens of 15 and 17 Wattendon Road. Given that the existing properties, and their respective gardens, would be retained, the proposals would need to be considered against the requirements of Local Plan Policy DM10.4 which pursues that in the case of development in the grounds of an existing building which is retained, a minimum length of 10m and no less than half or 200m² (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden.

Address	Existing (sqm)	Retained (sqm)	Length Retained
15 Wattendon Road	1809	245	22m
17 Wattendon Road	1391	448	22m

Table 1-Existing and Retained Garden Areas

8.9 As the above table demonstrates, each dwelling would be left with an amount of private amenity space more than 200sqm as required by the policy. Furthermore, the length of the retained garden areas which would be around 22m, would also comply with the policy requirement that a minimum 10m length is retained.

8.10 Given that the development proposals would be considered as small site as defined by Policy H2 of the London Plan and that they would comply with the requirements of Local Plan Policy DM10.4, the use of the site for residential purposes and redevelopment would be acceptable and therefore the principle of redeveloping the site for residential purposes is acceptable in land use terms.

Affordable Housing

- 8.11 The proposed scheme on the site for 8 units would not trigger affordable housing contributions in line with policy SP2 or London Plan policy H4 or H5.

A. DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

Policy Background

- 8.12 Policy DM10 of the Croydon Local Plan (2018) requires the siting, layout and form of new development to respect the character and appearance of existing areas. Policy SP4.1 indicates that the Council will require all new development to contribute to enhancing a sense of place and improving the character of the area. Policies SP4.1 and SP4.2 also require development to be of a high quality which respects and enhances local character. Policies D2, D3, D4 and D5 of the London Plan (2021) are also of relevance.
- 8.13 London Plan Policy H2 requires boroughs to recognise that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites.

Height, scale, siting

- 8.14 Local Plan Policy DM10 does support rear garden development where an existing building is retained with a relatively large garden. However, the policy also requires development to respect existing development patterns, layout, and siting and where an existing building is retained, development shall be subservient to that building.
- 8.15 The proposal would retain the existing houses at 15 and Wattendon Road, with no 15's side extension (garage) being partly demolished to allow access. The impact on no.15 would be acceptable, with the retained part of the extension remaining visually subordinate to the original house. Details of the materials and detailing used for the making-good of the building following demolition, are recommended to be secured by a "pre-demolition" planning condition.
- 8.16 With regards to the layout and siting of the proposed development, it is considered that the siting of the built form of development is acceptable. Wattendon Road is a curved suburban street of low-rise houses, which gives access to a cul-de-sac of 7 homes (Chertsey Close). There are several small clusters of infill homes or cul-de-sacs nearby, including The Firs (off Firs Road) and Steyning Close (which backs onto the site). The proposals are set back from the existing dwellings on Wattendon Road arranged as a small cul-de-sac of 8 homes, along a curved access drive, and would be read as an extension to the existing housing estate. Homes in the area are generally set behind access drives or roads, with individual houses sitting behind parking spaces and/or soft landscaped front gardens. The proposed site layout would echo this, with the new homes fronting the access drive, and sitting behind front gardens and parking spaces. The surrounding homes are mostly semi-detached pairs of varying design including asymmetrical and symmetrical (or previously symmetrical but since extended/altered) pairs. The proposal would also echo this by proposing 4 pairs of semi-detached houses separated by substantial, 3-7m wide gaps.

- 8.17 Local Plan Policy DM10.1 requires development to aim to achieve a minimum of 3 storeys, but also explains that in the case of development within the rear garden of an existing building which is retained, development shall be subservient to that building. There is no Local Plan definition of subservient also paragraph 6.58 explains that these should be “subservient in scale.”
- 8.18 The site slopes to the rear, with a level change of approximately 6m. The buildings would sit at lower ground compared to the existing house on the site and would follow the slope of the land. The access to the site would remain at its natural land level, with limited excavation at various points throughout the site. The proposed level changes are generally no more than 60cm, although there would be a 1.5m high retaining wall between two of the proposed homes. This would be within the site, and no retaining walls are proposed along the site boundaries (such that neighbours would be affected). There is also a 2.3-7m wide buffer zone between the new gardens and the woodland to the rear.
- 8.19 The height of the development across the site comprises two full floors when viewed from the front of the site with examples of a lower ground floor level on some of the proposed dwellings. This would achieve 3-storeys in total and would be compliant with the policy objectives. Furthermore, the houses would be integrated into the landscape by the lower ground levels following the natural slope of the land. This would partially achieve 3-storeys in total and would be compliant with the policy objectives. This approach works with the sloped topography rather than introducing lightwells or other highly engineered design features. This would retain the verdant nature of the site.
- 8.20 In terms of balancing this against the requirement that development shall be subservient to the existing buildings retained, due to the land levels across the site, the proposed development would not exceed the height of the existing properties on Wattendon Road. The site slopes to the rear, such that the ground levels would be lower than the existing houses on Wattendon road. The first floor would also be partially set within the roof spaces (with the eaves being lower than the window heads), to minimise the heights.
- 8.21 The low ridge heights would ensure that the existing bungalows would remain the prominent buildings when viewed from the existing street resulting in the development achieving a suitable level of subservience. The proposed height of the development would result in a subservience that would respect the local character, therefore complying with the aims and objectives of the guidance.
- 8.22 The footprints of the new houses would also be smaller than the existing bungalow, such that the ridge height and footprint of each house considered together would result in them being subservient.
- 8.23 The London Housing Design Guide recommends that buildings should provide around an 18m to 21m separation distance between facing properties. The London Housing Design Guide recommends that buildings should provide around an 18m to 21m separation distance between facing properties. With regards to the relationship of the proposed dwellings located within the rear of the site with those located on at the front of the site on Wattendon Road, a minimum separation distance of 19-21m would be provided at an angle, between the extension of the existing dwelling and the nearest proposed (southernmost) dwellings to the rear of the site. The separation distance from the other proposed houses would all be at least 33m. The proposed arrangement is therefore consistent with the relevant guidance.

8.24 The development offers generous separation distances to the existing buildings on Wattendon Road, and the proposed built form would comprise of blocks that are broken up in form to respect the existing development pattern in terms of the separation distance between buildings. The breaking up of the massing to the built form also assists in achieving a level of acceptable subservience given that this would ensure that the existing suburban character of the area would be retained.



Figure 3-Proposed Site Plan

8.25 The separation distances achieved do allow for relief between the existing and proposed built forms and offers separation distances which are generally a characteristic of the context of the area.

8.26 The thrust of Local Plan Policy DM10.4 seeks to retain the existing suburban character of areas where backland development is proposed within the existing rear gardens of buildings. Whilst the proposed development would result in additional coverage of the site, a significant amount of green space would be left for the purposes of private amenity spaces. Along with the soft landscaping proposals, it is considered that the development would ensure that the site retains its verdant character which contributes positively to the suburban character of the area. For major applications, the London Plan sets out a requirement for “urban greening,” with a target Urban Greening Factor (UGF) of 0.4. The proposed landscaping plan explains how a UGF of 0.56 will be achieved, which exceeds the target and is acceptable. A detailed landscaping plan (including maintenance) is required by a planning condition, and details of lighting are also required by a condition to balance the need for lighting with the requirement to avoid light pollution (also see TREES, LANDSCAPING AND BIODIVERSITY).

8.27 Overall, it is considered that the height, scale, and siting of the proposed development would optimise the site for redevelopment in line with London Plan Policy H1 and DM10.11. The development has been sensitively designed to ensure, that the site is sympathetic and responds to the suburban character of the surrounding area and would therefore be policy compliant.

Detailed design

8.28 The design principles of the dwellings have been drawn from the contextual character analysis to provide an asymmetrical roof form when viewed from the street scene within the site. Whilst it is noted that Wattendon Road comprises of detached and semi-detached bungalows which are uniform in the appearance and use of materials, the wider context of the area has been reviewed to inform the design of the proposed development.

8.29 The proposed development would not be very visible from Wattendon Road, with only glimpse views. Therefore, whilst the design draws upon the features of the nearby dwellings, there is a reduced need for it to closely respect the street scene of Wattendon Road, and instead it is appropriate for the development to have its own character which respects the local distinctiveness of the wider surroundings. The resultant gabled frontages would give the appearance of four detached dwellings. The use of an asymmetrical gable would also provide a feature that breaks up the massing of the front elevations whilst also providing visual interest to the appearance of the development. Local Plan Policy DM10.7 states that development proposals should contribute positively to the character of the area and is sympathetic with its context. Whilst the immediate area is uniform in style and comprises of hipped roofs, examples of varying roof forms are demonstrated in neighbouring streets such as Firs Road, Hayes Lane, and Park Road. The proposed roof form is sympathetic to the traditional forms which would sit comfortably when viewed against the local context, therefore complying with the aims and objectives of Policy DM10.7.

8.30 The proposed fenestration of the dwellings has taken on a more contemporary approach in terms of their sizes and formation on the front elevation of the dwelling. Whilst this would depart slightly from the existing character of the area, given that the dwellings would be set back from the street scene, the proposed arrangement is not considered to harm the appearance area or the visual amenities. The proposals provide a complimentary fenestration design which works well in conjunction with the proportions of brick and hung tile present on the front elevations which would be consistent with the appearance of the existing dwellings within the area.

8.31 The elevation of the building is broken up using varying materials for the external features of the building. A red, brown, yellow stock brick and brown hanging tiles are proposed to the front elevations of the buildings. The change in materials provides a contrast between the main elevation and catslide roof and the setback element of the buildings. This emphasises the main front feature whilst also breaking up the massing of the built form. A brown tile would be used for the roof of the dwellings and the proposed material choice ensures that the development is sympathetic with the surrounding area in terms of the traditional style of architecture such as clay tiles and brickwork external finishes.



Figure 4-Sectional Elevations (Front)

- 8.32 It is proposed to use UPVC windows. Given the existence of such windows in the existing street scene, and that the proposed colour (dark grey) would reduce the visual impact of the UPVC material, the proposed windows would integrate into the elevations of the existing buildings well. These will be complimented by UPVC rainwater goods which would be visible on the elevations of the building which would not be out of kilter with the existing nearby dwellings.
- 8.33 Overall, it is considered that development would respond to the architectural styles and features that contribute to the character of the area. The proposals are therefore considered to result in a development that complies with Local Plan Policy DM10.

Alterations to the dwelling at 15 Wattendon Road

- 8.34 The alterations to the existing dwelling result in the partial demolition of the existing side extension to accommodate the proposed access road. Furthermore, the proposed access route would alter the arrangement to the existing driveway of the dwelling.
- 8.35 Overall, the alterations to the existing dwelling would be minor and would not unacceptably alter the appearance or the character of the dwelling when viewed from the street scene which would ensure that the development respects the character of the existing area.
- 8.36 Furthermore, the reconfiguration of the front drive would not result in harm to the character or the appearance of the area. The front driveway would be partially retained and grassed areas would be provided which is consistent feature that contributes to the character of the existing area.
- 8.37 Overall, the alterations to the existing dwelling would result in minimal harm to the appearance of the dwelling and would therefore respect the visual amenities of the street scene and the character of the existing area which would be in compliance with Local Plan Policy DM10.

B. QUALITY OF RESIDENTIAL ACCOMMODATION

8.38 Policy SP2.7 of the local plan states that the Council will seek to ensure that a choice of homes is available in the borough that will address the borough’s need for homes of different sizes. For both market and affordable housing, this will be achieved by:

- Setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms.

8.39 The proposed unit mix comprises 5 x 4-bedroom units and 3 x 3-bedroom units. The proposed unit mix would deliver an amount of 100% family units across the development site. The development would provide a contribution to the council’s strategic target, and it is considered that the proposed unit mix would therefore be acceptable.

8.40 The proposed houses should be designed in line with the standards set out in the Nationally Described Space Standards (NDSS) and the London Plan Housing SPG, particularly regarding minimum floor space standards (including minimum sizes and widths for rooms/storage).

Unit	Size (bedroom/person)	GIA (sqm) Proposed	Min. GIA Required (sqm)	Amenity Space Proposed (sqm)	Min. Amenity Space Required (sqm)	Built-in Storage Space Proposed (sqm)	Built in Storage Space Required (sqm)
1	3b/4p	300	100	94	7	4.3	3
2	3b/4p	300	100	91	7	4.3	3
3	3b/4p	300	100	54	7	4.3	2
4	4b/6p	300	150	180	9	4.3	4
5	4b/6p	300	150	286	9	4.3	2
6	4b/5p	390	130	102	8	4.3	2
7	4b/5p	390	130	87	8	4.3	2
8	4b/5p	390	130	107	8	4.3	2

Scheme considered against London Plan Policy D6 and Table 3.1

8.41 It is proposed to provide 3 x 3 bedroom (4 person), 3 x 4 bedroom (5 person) and 2 x 4 bedroom (6 person). The table above demonstrates that the proposed development would comply with the minimum space standards set out within the London Plan and that enough private amenity space and built in storage would be provided. On that basis, the proposals are considered to provide a suitable quality of accommodation in terms of the size of the units proposed.

- 8.42 London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Given the orientation of the site and proposed buildings, sufficient light and outlook would be provided with all homes being dual aspect. Ceiling heights should be at least 2.5m; a section has been provided which shown floor-floor heights of 3m which will allow this. A condition is recommended requiring finished floor levels (to achieve visual subservience, but also to demonstrate that this standard will be met).
- 8.43 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. All the units would be capable of meeting the M4(2) ('accessible and adaptable' units) building regulation requirement, set by London Plan Policy D7, as all of the houses would have level threshold access.
- 8.44 The London Housing SPG states that a minimum of 5 m² of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. Policy DM10.4 requires proposals for new residential development to provide private amenity space that is of high-quality design and enhances and respects the local character; provides functional private amenity space. In terms of the private amenity space provision, the dwellings would each have access to a rear garden which exceeds the required standards.
- 8.45 The proposal includes an access drive which would be visible from the new homes, with good passive surveillance. A condition is recommended requiring details of lighting. These design measures will ensure that the proposal creates a suitably safe environment and avoids creating opportunities for crime.
- 8.46 Whilst the proposal would see an uplift in the number of units/people on site, it is considered the proposed development would offer future occupiers a good standard of amenity, including the provision of private amenity space, and thus accords with relevant policy.

C. IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

- 8.47 London Plan Policy D3 (Optimising density through the design-led approach) of the London Plan explains that developments should secure safe and inclusive environments, secure outlook, privacy and amenity, provide green space and achieve outdoor /indoor environments that are inviting for people to use. Policy DM10.6 of the Croydon Local Plan requires the Council to have regard to the privacy and amenity of adjoining occupiers. Policies SP4.1 and SP4.2 seek to respect and enhance character, to create sustainable communities and enhance social cohesion and well-being.
- 8.48 The properties with the potential to be most affected are the host properties at 15 and 17 Wattendon Road, the adjoining properties at 13 and 19 Wattendon Road and the properties sited and adjoined to the rear of the site at 20-28 Steyning Close.

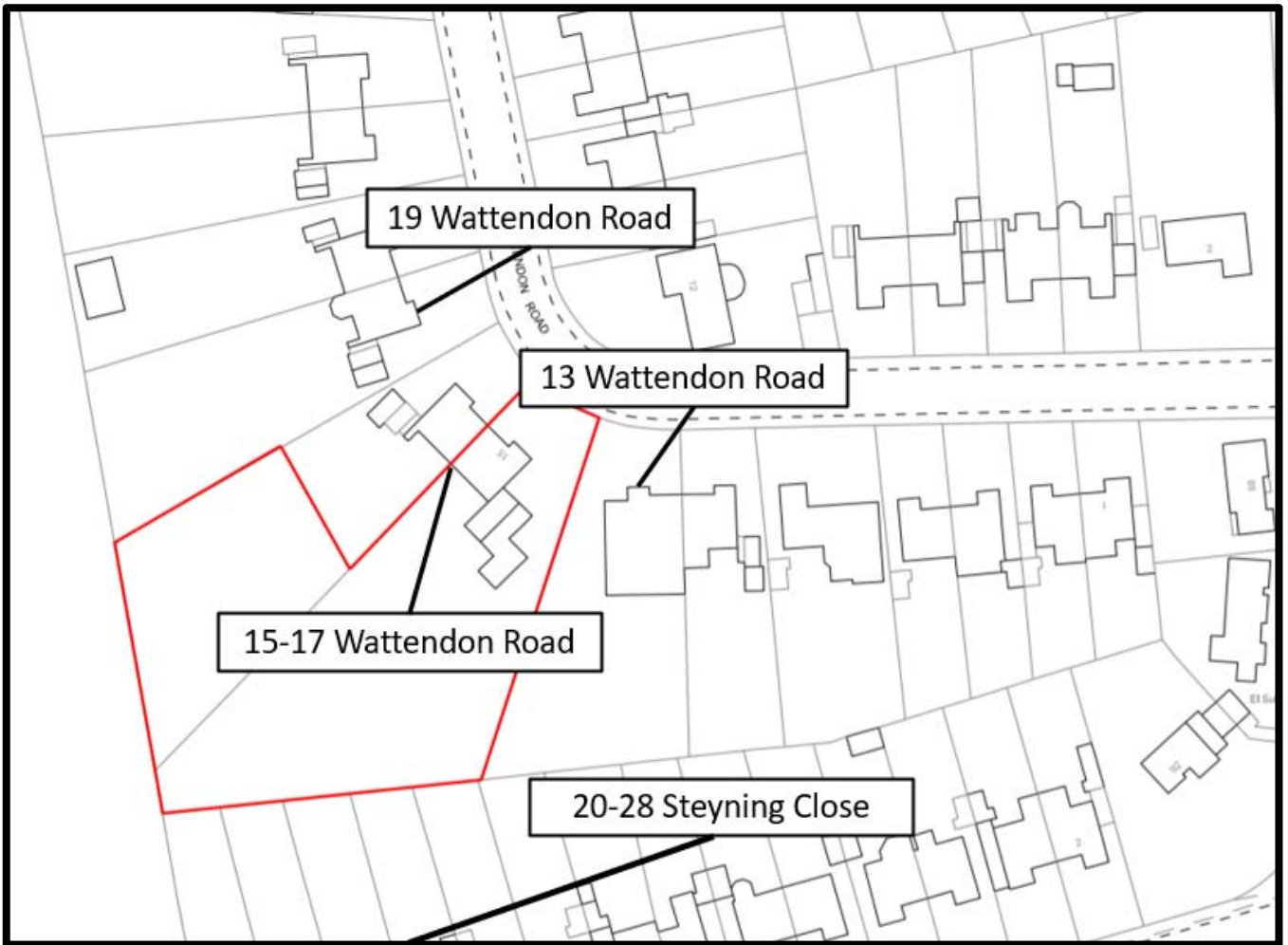


Figure 5-Neighbouring Dwellings

15 and 17 Wattendon Road (host dwellings)

8.49 The proposals would offer separation distances in excess of 19m between the proposed and existing dwellings on Wattendon Road. Furthermore, the proposed height of the development would be equal to or lower than the existing dwellings along the street due to the change in land levels. Given this relationship, it is considered that the proposals would comply with the aims and objectives of Local Plan Policy DM10.6 which recommends that separation distance of 18m-21m.

13 and 19 Wattendon Road (immediate adjoining neighbours)

8.50 These dwellings are situated immediately adjacent to either side of the host dwellings. Furthermore, the development would be sited around 20m from the nearest point of the rear elevation of number 13 Wattendon Road, and the nearest proposed dwelling located to the eastern boundary. In terms of the relationship to 19 Wattendon Road, the nearest dwelling would be sited 30m from the nearest point on the rear elevation of the neighbouring dwelling. A back to front relationship is proposed and the separation distances provided would comply with the Local Plan recommendation that a distance of 18m-21m is given between buildings. Furthermore, both existing neighbouring properties are orientated in such a way which results in them facing away from the development site minimising the impact to the outlook and the amenity of the adjoining occupiers.

20-28 Steyning Close

- 8.51 Steyning Close adjoins the rear eastern boundary of the site. The proposed relationship would comprise a back-to-back relationship, albeit their orientation would face slightly away from one another. The development would offer separation distance to the nearest rear elevation of Steyning Close of around 34m. This would provide an acceptable separation distance between the existing and proposed dwellings which would result in a relationship that mitigates the impacts of the proposed development on the neighbouring outlook, amenity and privacy. Given the separation distance and the angled orientation, the proposed development would also avoid directly overlooking the first 10m of the gardens of the homes at Steyning Close.
- 8.52 Given the development's compliance with the separation distances and heights set out within the Local Plan and the London Housing Design Guide, overall, the proposals are not considered to result in unacceptable harm to the outlook, privacy and amenity of the neighbouring properties along Wattendon Road and Steyning Close.

Other Amenity Impacts

- 8.53 Whilst the proposal would result in an increase in occupants on the site, the proposed development would not result in undue noise, disturbance or smells as a result of the increased number of occupants on the site and relationship with neighbouring properties given the continued residential use of the site. As such, the proposed development is considered acceptable in terms of the neighbouring amenity.
- 8.54 The proposed development would be served by a driveway which runs alongside the boundary with no.13 Wattendon Road. Consideration has been given to potential disturbance by headlights from vehicles exiting (or manoeuvring within) the site. Given the orientation of the driveway, it would not result in headlights directly facing the windows of no.13 and given that the land slopes down into the site, glare from vehicle headlights would be obstructed by the boundary treatment between the properties.
- 8.55 With regard to noise, disturbance, impact on health, conditions would be attached for a Construction Logistics Plan to be submitted (pre-commencement condition) and an informative placed on the decision in respect of the Councils "Code of Practice on the Control of Noise and Pollution from Construction Sites" which should be adhered to in order to minimise disruption and noise.

D. TREES, LANDSCAPING AND BIODIVERSITY

Trees and landscaping

- 8.56 Policy DM10.8 of the Croydon Local Plan (2018) states in exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form. Policy DM28 of the Croydon Local Plan (2018) seeks to protect and enhance the borough's woodlands, trees and hedgerows and that development is not permitted resulting in the avoidable loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees. Policy G7 of the London Plan (2021) is also of relevance.
- 8.57 A Tree Preservation Order is present on the site which protects the Turkey Oak tree which sits on the boundary between 13 and 15 Wattendon Road. The tree itself is rooted within

13 Wattendon Road, but its canopy and root protection area extend into the site. The submitted arboricultural impact assessment has recommended construction measures that would mitigate the impacts to the tree. It is proposed to construct a suspended driveway using a concrete slab base which is supported by micro piles with a clay board used to form a void between ground level and the underside of the new slab.

- 8.58 The Arboricultural Impact Assessment has also proposed a sequence of works to ensure that the driveway is constructed prior to construction of the development to the rear of the site. This would ensure that the tree protection measures are in place from the outset of development and that minimal harm would arise to the tree in relation to pre and post construction pressures.
- 8.59 The development includes the removal of 1 ash tree located to the rear of the site and the retention of 5. The submitted survey has demonstrated that the tree proposed for removal is in poor condition and that the development offers the opportunity to plant several new trees as part of a comprehensive landscaping scheme. A landscaping proposal demonstrates that the development could facilitate a comprehensive landscaping proposal, including 10 new trees, which would soften the proposed hardstanding and contribute to the verdant character of the area. A condition has been recommended which requires the submission of such details. It is proposed to include that new trees will be replanted at a suitable level of maturity to compensate for the loss of the existing.
- 8.60 Overall, it is considered that the proposed development would avoid unacceptable harm to the protected tree and the proposed landscaping would mitigate the loss of the ash tree. The development is therefore considered to comply with the aims and objectives of Local Plan Policy DM10.8 and DM28

Biodiversity

- 8.61 Policy G6 of the London Plan (2021) states development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. This is reiterated in Policy DM27 of the Croydon Local Plan 2018 (Protecting and enhancing our biodiversity).
- 8.62 Protected species are a material planning consideration. A Preliminary Ecological Appraisal has been submitted as well as additional ecological comments. Due to the location of the SINC to the rear of the site, it is proposed to include a buffer zone (2.3-7.9m wide) to provide some ecological relief between the development site and the existing SINC and woodland. The proposed measures have been assessed by the Councils' ecological assessor who has raised no objection subject to securing conditions relating to a construction environmental management plan, sensitive lighting and biodiversity mitigation and enhancement measures.
- 8.63 The proposed headline biodiversity enhancements as set out within the PEA are supported, and would secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021).
- 8.64 The proposal would therefore not cause harm to protected species on the site, and subject to the recommended conditions would make appropriate provision for habitats and biodiversity net gain with would comply with Local Plan Policy DM27 and London Plan Policy G6.

E. ACCESS, PARKING AND HIGHWAY IMPACTS

Access arrangements

- 8.65 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates very poor access to public transport. Kenley station is 1.2km (14-minute walk) from the site. The station offers regular commuter services to town centres, stations and workplaces and are useful for regular journeys, but residents are not likely to be able to wholly depend on this public service and part of the journey does not have pavements.
- 8.66 There is an existing vehicle crossover on the south side of the site, closest to number 13. The Council's transport planning officer raised concerns about the potential for the existing crossover to be made wider, as it already exceeds the Council's guidance. The proposal is to replace this crossover to create the new access road. The new access point would be 4m wide, 1.5m away from the neighbouring crossover, to reduce the width of a continuous crossover across the two sites. The width of the road would allow for a waiting space within the site if two vehicles were to meet whilst entering and exiting the site. The proposed width and location of the crossover complies with highways guidance and would be agreed as part of a S278 agreement. The Council's transport planning officer has explained that this arrangement is satisfactory, subject to detailed design (which is recommended by a pre-commencement condition). A 1.2m wide pedestrian path would also be delineated alongside the vehicle access.
- 8.67 Vehicle and pedestrian sightlines would be achieved and are shown on the site plan to the required standards. A condition will be attached to ensure that planting in the sightlines remains below 0.6m in height.
- 8.68 The parking retained for the existing dwelling at 15 Wattendon Road would utilise the same access with their spaces allocated off the new access road onto the new reconfigured front drive. There would be sufficient visibility for vehicles to manoeuvre safely given the openness of this section of site. Swept path diagrams have been provided for cars and larger (refuse collection) vehicles.

Car parking

- 8.69 London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit which equates to a maximum of 12 spaces. 12 spaces are proposed on site with two of these being allocated as visitor parking. It is unlikely therefore that the development would lead to overspill car parking.
- 8.70 The tracking diagrams confirm that manoeuvring into and out of the parking spaces can be achieved safely and a turning head is provided for larger vehicles servicing the site. Electric vehicle charging points could be achieved on the site and a condition has been recommended to ensure that at least 20% active and 80% passive points are provided in line with policy DM30 and London Plan Policy T6.1.
- 8.71 A financial contribution of £12,000 will be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13. These include matters such as the delivery of electric vehicle charging infrastructure and car club spaces to support sustainable transport in the borough (as required by Policy DM SP8.13).

8.72 A condition will 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.

Cycle parking

8.73 Policy DM30 and London Plan Policy T5 would require provision of a total of 16 cycle parking spaces (6 for the houses and 9 for the flats) plus 2 visitor spaces. Each of the houses have their own cycle storage enclosures in the rear garden (with external access) which is acceptable and in line with London Plan Policy T5.

8.74 Visitor cycle parking is shown on adjacent to the visitor car parking spaces. (1 Sheffield stand providing space for 2 bikes). A condition is recommended requiring details of how cycle storage will be provided, including how cycles for families and those with accessibility requirements will be accommodated.

Waste / Recycling Facilities

8.75 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. The refuse stores for the units are sited to the front of each individual dwelling which would be within an accessible location for operatives to collect. These would be an adequate size for 3 bins required for recycling, general waste and food waste and there would be sufficient space within the site for the temporary storage and collection of bulky waste items.

8.76 A condition will be attached requiring submission of final details of the bin enclosures and bin sizes including materials, and green roofs as described above in the ecology section. The proposed homes have front gardens and driveways with space for bulky goods to be left for collection to avoid fly-tipping, however the plans are not detailed so a waste management plan is recommended by a planning condition to demonstrate how the bin enclosures and bulky goods areas will be provide in a manner which is accessible for waste collection operatives and maintains the visual amenity of the proposal.

Construction Logistics

8.77 It is recommended for a condition to be attached for a Construction Logistics Plan to be submitted (as a pre-commencement condition) and for an informative to be placed on the decision in respect of works being carried out in line with the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites."

F. FIRE SAFETY

8.78 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'*.

8.79 A 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 access the site.

- 8.80 The buildings have been designed in such a way to minimise the spread of fire as outlined in the Fire Strategy Statement and measures such as fire doors and sprinklers will be designed into the development. A plan has also been provided that demonstrates how future occupiers would evacuate the building in the event of a fire.
- 8.81 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.

G. FLOOD RISK AND ENERGY EFFICIENCY

- 8.82 Policy SI 12 and Policy SI 13 of the London Plan 2021 seeks that development proposals must comply with the flood risk assessment and management requirements NPPF and utilise sustainable urban drainage systems (SUDS). The London Plan 2021 seeks that current and expected flood risk from all sources should be managed in a sustainable way and that surface water management issues should be identified, and measures implemented to aim to reduce these risks. Policies SP6.4 and DM25 seek to reduce the risk of flooding in the borough and ensure that all developments incorporate sustainable urban drainage systems (SUDS). The site does not fall within an area that is at risk of flooding and a flood risk assessment has been submitted which confirms this position.
- 8.83 It is proposed to discharge the surface water run off using permeable paving and a soakaway which would be sited 5m from the proposals. Soakaways should be sited 10m from foundations so the location of the soakaway. It is also proposed to provide rainwater harvesting in the form of water butts which are attached to the dwellings.
- 8.84 At this stage it has been demonstrate that the site would be capable of delivering a SUDS scheme that would be capable of discharging surface water run off in a sustainable way and line with London Plan Policy SI13 and Local Plan Policy DM25. Whilst the details at this stage are limited, it is considered the details can adequately be secured via conditioned. It is therefore recommended for a SUDs condition to be attached for details to be submitted.

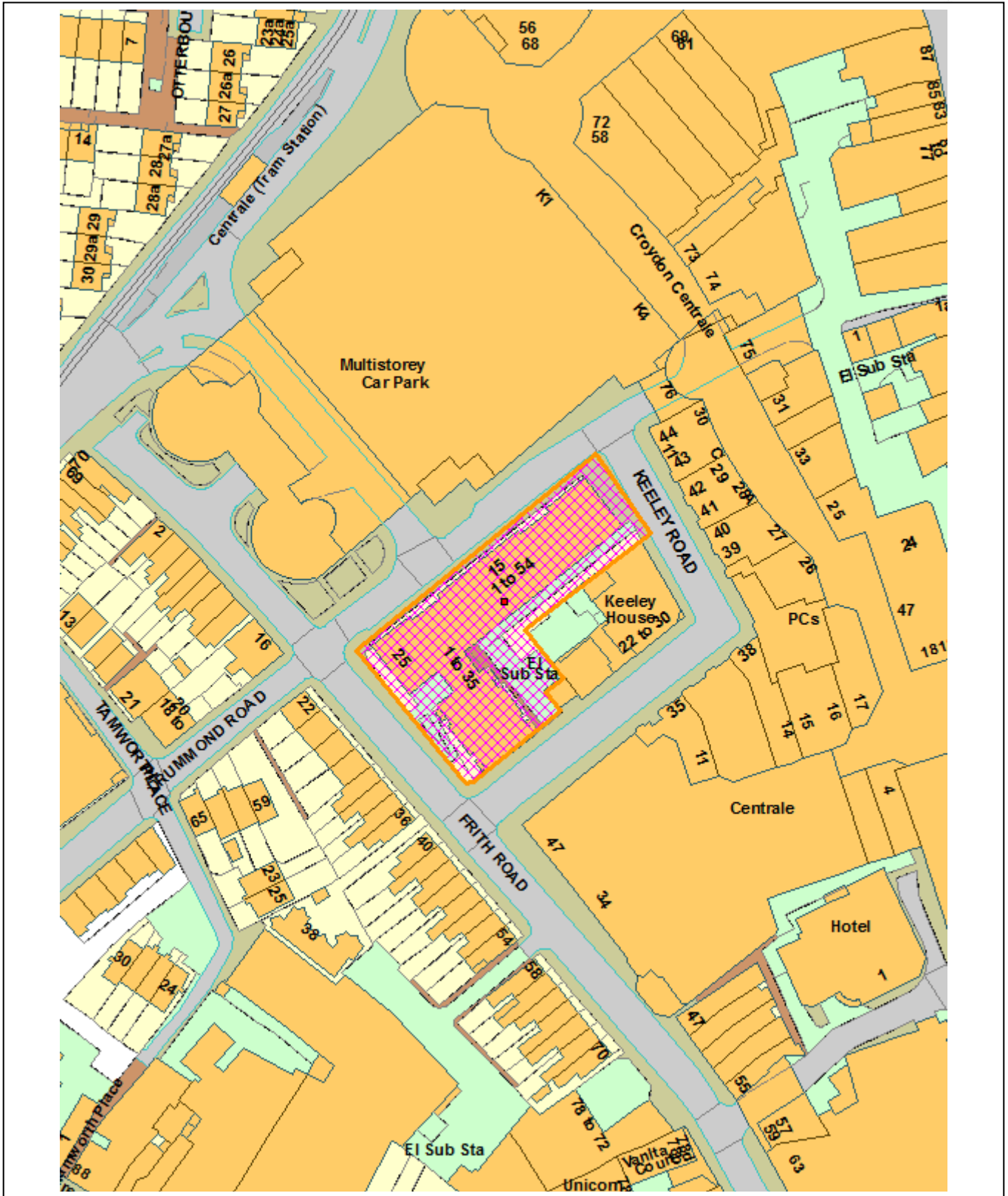
H. ENERGY EFFICIENCY AND WATER USAGE

- 8.85 In order to ensure that the proposed development will be constructed to high standards of sustainable design in accordance with Local Plan Policy SP6, an informative will be attached requiring details of external energy generation plant needed to achieve the carbon savings set out in the Building Regulations Part L (2021), and meet a minimum water efficiency standard of 110 litres/person/day as set out in Building Regulations Part G.

9 CONCLUSION

- 9.1 The provision of 8 new dwellings within the Borough is encouraged by the Council's Local Plan policies, national guidance in the NPPF and regional policies of the London Plan. The proposed new homes would add to the supply of family sized housing in the area, whilst respecting the local character. It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development.

- 9.2 In addition, using legal agreement and appropriate conditions, the development would be acceptable.
- 9.3 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).



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PART 6: Planning Applications for Decision

Item 6.3

1 APPLICATION DETAILS

Ref: 22/04309/FUL
 Location: 32-44 Keeley Road and 31-57 Drummond Road, Croydon, CR0 1TH
 Ward: Fairfield
 Description: Comprehensive redevelopment of the site comprising the demolition of the existing buildings and structures; site preparation works; and the phased development of two new buildings containing residential uses, basement, private and communal amenity space, associated car parking, cycle parking, refuse storage, plant and other associated works
 Drawing Nos: See Appendix 1
 Applicant: BDW Trading Limited
 Agent: Mr Ewan Grunwald (Quod)
 Case Officer: James White / Ross Gentry

	1 bed (2 person)	2 bed (3 & 4 person)	3 bed (4 & 5 person)	TOTAL
Existing	18	73	5	95
Proposed (market housing)	69	44	9	122
Proposed (affordable rent)	0	6	0	6
Proposed (shared ownership)	9	7	0	16
TOTAL (Proposed)	78	57	9	144

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 6b	
Car Parking maximum standard	Proposed
Car free other than Blue badge. 3% of dwellings (4 spaces) provided as blue badge parking from the outset	4 blue badge spaces
Long Stay Cycle Storage minimum	Proposed
78 (at 1.5 space requirement) plus 66 (at 2 space requirement) = 249	250
Short Stay Cycle Storage minimum	Proposed
4	4

1.1 This application is being reported to committee because:

- It is for the erection of a building or buildings with a gross floor space of 10,000 square metres or more.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning Sustainable Regeneration is delegated authority to issue the planning permission subject to:

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. The prior completion of a legal agreement to secure the following planning obligations:

Affordable housing

- a. 16% affordable housing (by habitable room) with 32% at London Affordable Rent and 68% Shared Ownership
- b. Affordable housing review mechanisms (early and late stage review)

Transport

- c. TfL financial contribution of £53,670 towards improvements and upgrades to the local public transport network
- d. Croydon Council financial contribution of £180,000 for sustainable transport initiatives
- e. Financial contribution to off-site car club space with EVCP of £31,000
- f. Membership to car club for residents for 3 years for each unit
- g. Travel Plan and monitoring for 5 years
- h. Remove access for future residents to CPZ permits and season tickets for Council car parks

Design

- i. Retention of scheme architects
- j. Contribution of £4,309 towards child play space provision

Public Realm

- a. Enter into a S.278 agreement – to include, but not limited to, repaving of the pavements around the building on all street frontages, changes to yellow lines, parking restrictions and parking bay removals, as well as active travel zone key route improvements
- b. Potential to enter into a S.38 agreement for the adoption by the Council of the Drummond Road widened footway

Environmental

- c. Air quality financial contribution of £14,400
- d. Carbon offsetting contribution of £156,708 (subject to review if the energy performance improves during the detailed design stages)
- e. 'Be Seen' monitoring clause
- f. Television mitigation

Employment and training

- g. Local Employment and Training strategy (LETS)
- h. LETS contributions of £90,000 for construction phase

Other

- i. Relevant monitoring fees (per £1,500 per obligation above)

j. Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

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

Conditions

- 1) Commencement time limit of 3 years
- 2) Carried out in accordance with the approved drawings
- 3) Development to have 144 homes (Use Class C3) across two buildings at heights of 5 and 16/25 storeys.

Pre-commencement (pre-demolition)

- 4) Demolition and Construction Logistics Plan (discharged in consultation with TfL and London Trams).
- 5) Demolition and Construction Environment Management Plan
- 6) Contaminated land - intrusive site investigation

Pre-commencement (post-demolition)

- 7) Public Art strategy, designs and implementation (brief and commissioned pieces for elevations including physical samples)
- 8) Wind mitigation in relation to Tower B entrance area
- 9) Sustainable urban drainage strategy

Prior to above ground floor slab level

- 10) Typical façade materials and detailing 1:1 mock-up's, with 1:5/1:10 details to confirm following approval
- 11) 1:1 mock-up's of the crown, showing interface, and of the amenity levels and window/sill details
- 12) External facing materials, including physical samples and detailed drawings of design elements 1:5/1:10
- 13) Building lighting scheme, to include night-time illumination and wildlife sensitive lighting design
- 14) Achieve Secured By Design accreditation
- 15) Vehicle Dynamics Assessment with hostile vehicle mitigation and anti-terrorist measures
- 16) Sufficient ducting space for full fibre connectivity infrastructure
- 17) Wind mitigation (other than in relation to Tower B entrance)
- 18) Whole Life Cycle assessment - actual whole life cycle emissions and post construction monitoring.
- 19) Air Quality and Dust Management Plan
- 20) Petrol / oil interceptors be fitted in car park facilities
- 21) Final details of cycle parking

Pre-occupation

- 22) Hard and soft landscaping (including planting / boundary treatment, furniture and structures / play space / equipment and rooftop amenity)

- 23) Urban Greening Factor minimum 0.35 compliance with further exploration of options to try and secure 0.4
- 24) Communal area management plan stipulating access to all communal areas (rooms and outside space) for all residents within both blocks.
- 25) Detailed Delivery and Servicing Plan
- 26) Refuse collection management plan
- 27) Building maintenance strategy including window cleaning
- 28) Parking Design and Management Plan (including details of the maintenance and repair of the electronic gates and traffic light system utilised)
- 29) Post-construction assessment to review WLC emissions against submitted report
- 30) Post-construction assessment to review circular economy against submitted report
- 31) Travel Plan
- 32) Building fully accessible to all with step free access and evacuation lifts provided

Compliance

- 33) 10% of units M4(3) and 90% M4(2)
- 34) Compliance with measures in Noise and Vibration Assessment October 2022
- 35) Securing biodiversity mitigation and enhancement measures within Biodiversity Net Gain Report October 2022
- 36) Minimum 35% CO2 reduction secured on site
- 37) Compliance with Air Quality Assessment October 2022
- 38) Compliance with Overheating Assessment September 2022
- 39) 110 litre/person/day water consumption target
- 40) All spaces equipped with electric vehicle charging infrastructure
- 41) Compliance with fire statement, detailed design of fire strategy
- 42) All features and materials must comply with Part B of the Building Regulations in relation to fire safety
- 43) Access for all residents (and all tenures) across both blocks provided and maintained in perpetuity to 2 communal rooms at base of Block B
- 44) Noise from air and plant units should not increase background noise
- 45) 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) Material/detailing conditions information
- 4) Code of practise for Construction Sites
- 5) Site notice removal
- 6) Thames Water guidance related to working near or diverting assets
- 7) Thames Water Groundwater Risk Management permit info
- 8) Thames Water Minimum pressure and flow rates
- 9) Obstacle lighting (Aviation)
- 10) CAA Crane Notification (Aviation)
- 11) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

- 2.5 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2.6 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Central Croydon and Church Street Conservation Areas as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.7 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.8 That, if by 22nd September the legal agreement has not been completed, the Director of Planning and Sustainable Regeneration is delegated authority to refuse planning permission.

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal is for full planning permission for the demolition of the existing building (which ranges between 4 to 11 storey in height) and the subsequent erection of two residential buildings, forthwith known as Block A (fronting Frith Road) and Block B (fronting Drummond Road).



Figure 1: ground floor layout plan

Block A

- The lower block fronting Frith Road, Block A, extends up to 5 storey in height (ground plus 4 storey) and comprises 27 units.
- All the units within Block A are single level, other than six new duplex homes with individual front doors and gardens to Frith Road. The flats within Block A have a communal entrance off Keeley Road. An internal refuse store is also accessed off Keeley Road and from the lobby area.
- Block A has 1 lift and stair core.

Block B

- The taller building, Block B, extends along the frontage of Drummond Road and steps in height from part-16 (ground plus 15 storey) to part-25 storey (ground plus 24 storey) plus roof top plant and comprises 117 units.
- The ground floor of Block B incorporates a communal entrance off the corner of Drummond Road and Keeley Road, two communal rooms (for resident use across the whole development) and plant. An internal refuse store is also accessed off Keeley Road and from the lobby area.
- Block B has 2 lifts (within one core) and 2 stair cores.
- Basement accommodation is provided for 4 blue badge spaces, plant and cycle storage.
- Between the blocks, stretching between Keeley Road and Drummond Road, is an outdoor communal area. Additional outdoor spaces are proposed on the 5th floor of Building A and the 16th floor of Building B.
- Both buildings are primarily finished in brick and metal work.



Figure 2: CGI of proposed scheme

Amendments

3.2 The following documents were updated during the course of the application:

- Design and Access Statement Addendum
- Revised Daylight and Sunlight Report
- Microclimate Technical Note
- Tree Technical Note
- Biodiversity Net Gain Report
- Health Impact Assessment
- Updates in relation to Energy and Circular Economy
- LBC Highways Response Note

3.3 The following plans were updated during the course of the application:

- Proposed site plan
- Proposed basement floor plan
- Proposed ground floor plan

3.4 These amendments have sought to address consultee and objector concerns where relevant. Given they were largely clarifying the position already shown in earlier documents and are minor amendments in their nature, a further re-consultation was not necessary.

Background

3.5 The existing building was built by Barratt between 2000 and 2003. All the apartments within the scheme were sold to individual occupiers between 2001 and 2003, whilst the site freehold was sold to an investor in 2003.

3.6 Although having no legal interest in the site or legal duty in relation to the building, fire safety checks were carried out by Barratt in 2017. It was discovered that the existing cladding was potentially unsafe and Barratt voluntarily agreed to pay for its replacement.

3.7 Works to remove the cladding identified structural concerns and, after review and further works, residents were moved out of the building in 2019, with Barratt funding temporary accommodation. The works required to make the concrete frame of the building safe were eventually found to be significant, and of a time-consuming and intrusive nature.

3.8 In 2020 it was decided that the best outcome for residents would be for Barratt to offer to purchase their homes at full market value. Barratt would then remediate or redevelop the site.

3.9 The site has been vacant since early 2019 and is currently covered in scaffolding and screening.

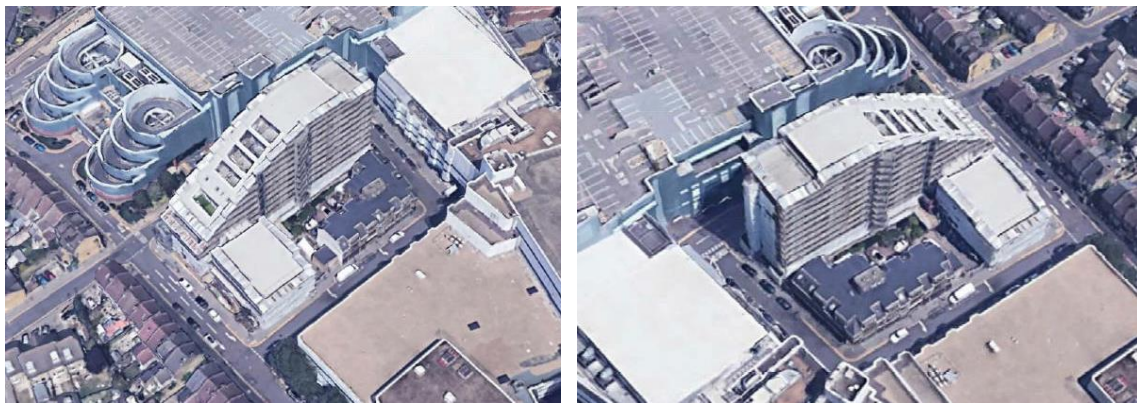
Site and Surroundings

- The site has an area of approximately 0.2 ha and is located within a block bounded by Drummond road and Keeley Road.



Figure 3: red edge location plan

- The site is currently occupied by Citiscape, a residential building varying in height from 4 to 11 storeys and comprising 95 flats with a two level basement containing 72 car parking spaces (ground and lower levels accessed from the north east and south east of the site respectively) .



Figures 4 and 5: birds eye views of the existing building

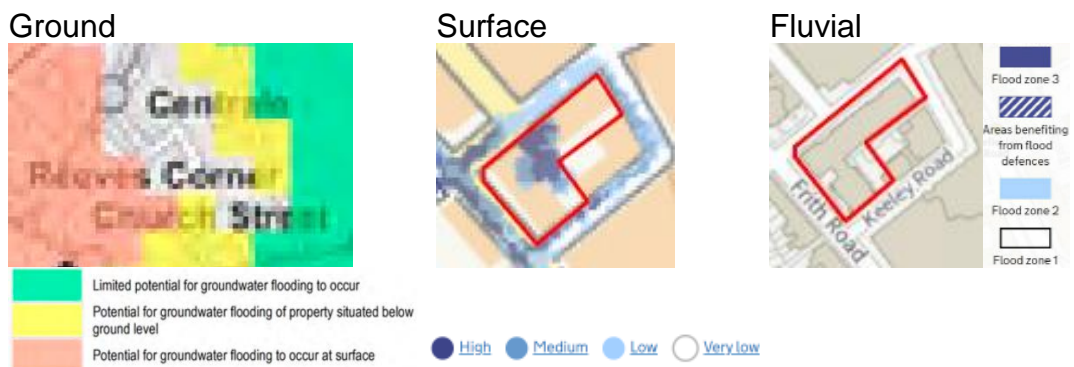
- The surrounding area contains a wide variety of building types and scale, with the rear part of the Centrale shopping centre and its car park surrounding the site to the north, east and south, with two storey terraced housing on the opposite side of Frith Road.
- Keeley House is a relatively modern three-storey development which backs on to the site and contains a children’s nursery on the ground floor with flats above.
- There are some commercial uses located on the opposite side of Drummond Road and Keeley Road to the site.

Planning Designations and Constraints

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

Site

- Croydon Metropolitan Centre
- Croydon Opportunity Area (within the 'Edge Area' for tall buildings) (See Figures 9 and 10: Extracts from Croydon Local Plan 2018).
- Archaeological Priority Area
- Old Town Masterplan (2014) area, specifically components OT3 (Frith Road and Keeley Road) and OT12 (Drummond Road).
- The site is within Flood Zone 1 'low risk of flooding from rivers and the sea', the majority of the site is also at 'very low' risk from surface water flooding, however, an area in the centre of the site is shown to be at 'medium' to 'high' risk and the site is within a critical drainage area. In terms of ground water there is no data available for the site itself, however, directly to the southwest an area with the potential of groundwater flooding at the surface. To the northeast is an area considered to have a potential for groundwater flooding to property located below ground level.



Figures 6, 7 and 8: flooding maps

- The site has a Public Transport Accessibility Level (PTAL) of 6b, the highest level possible. There are a number of Tram stops within easy walking distance of the site. West Croydon Station is less than 400 metres from the site and East Croydon Station is also a relatively short walk away.



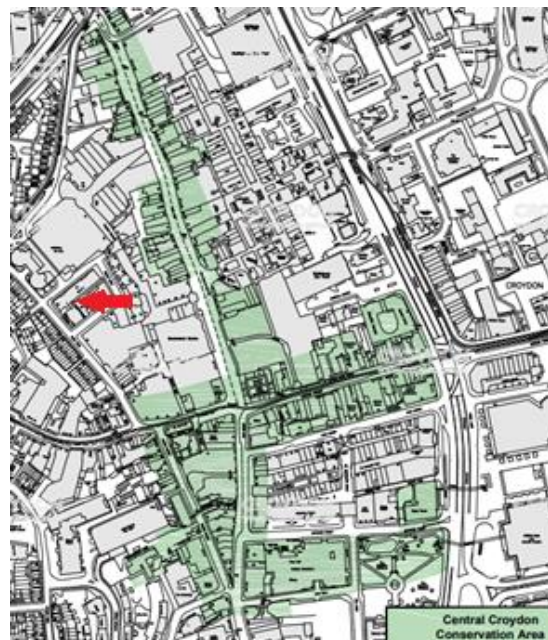
Figure 11.6: Plan of the Central and Edge areas for tall buildings (Policies DM38.3 and DM38.4)



Figures 9 and 10: extracts from Croydon Local Plan 2018

Surroundings

- The site is adjacent to the Church Street Conservation Area (see figure 11), the boundary of which runs along the opposite side of Frith Road to the site and close to the Central Croydon Conservation Area (see figure 12).
- All the roads around the site are within the Central Croydon Controlled Parking Zone.



Figures 11 and 12: Church Street (left) and Central Croydon (right) Conservation Area Maps

Planning History

3.11 The following planning decisions are relevant to the application:

32-44 Keeley Road and 31-57 Drummond Road Croydon

- 97/00263/P Outline planning permission for the demolition of existing buildings and the erection of building comprising 3 to 10 floors to accommodate 74 two bedroom, 17 one bedroom and 4 three bedroom flats.
Approved 09.10.1997.
- 99/03007/P Demolition of existing buildings; erection of building comprising 3 to 10 floors to accommodate 74 two bedroom, 17 one bedroom and 4 three bedroom flats; formation of vehicular accesses and provision of 76 parking spaces (Approval of reserved matters attached to planning permission 97/002630/P).
Approved 28.07.2000.
- 01/02845/RE Amendment to approved scheme (99/03007/P) reducing the number of parking spaces to 73, reducing the number of 2-bedroom flats by one and increasing the number of 1-bedroom flats by one.
Approved 20.02.2002
- 21/5646/ENVS Environmental Impact Assessment (EIA) Screening Opinion Request for the demolition of the existing building and structures and the construction of two replacement buildings up to 18 storey in height comprising up to 131 residential units (use class C3) including a basement car park for up to 10 vehicles and other associated works.
Environmental Impact Assessment Not required. 25.11.2022
- 21/01997/PRE Pre-application for demolition of existing buildings; redevelopment of site to deliver a new residential building and provision of car parking.
- 22-30 Keeley Road Croydon, CR9 1TE
- 83/02920/P Erection of three storey building comprising flats (x2), shops and offices
Permission Granted. 04.05.1984. Implemented.
- 04/04754/P Alterations; conversion of upper floors to provide an additional 5 one bedroom and 5 two bedroom flats and refurbishment of the existing 2 flats.
Permission Granted. 12.05.2005. Implemented.
- 07/02826/P Use of ground floor for purposes within class D1 (non-residential institution)
Permission Granted. 29.08.2007. Implemented.
- 19/0850/CONR Relaxation of Condition 1 of planning permission 07/02826/P to allow continued use of ground floor as a nursery.
Permission Granted. 17.05.2019. Implemented
- 22/05184/PRE Pre-application for demolition of existing building and its replacement with an up to 24 storey building, plus roof garden, comprising nursery on ground and first floor and 97 residential units above. Under consideration.

21/001997/PRE background

3.12 An early iteration of the scheme was presented to the Council's Place Review Panel (PRP) on 16 September 2021. Key images and a summary of comments and key recommendations are given below.



Figures 13 and 14: proposed layout (left) and Drummond Road elevation (right)

- The height could be acceptable, provided it is an exceptionally high quality building.
- Important long range views should be fully rendered to better understand how the development appears in the background.
- The Panel do not think that the Victorian roofscape needs to be referenced in the crown of the tower. They recommend having a stronger, more distinct “Base” “Middle” and “Top”.
- The courtyard requires a strong landscape strategy and active frontages to ensure it is successful and to overcome any issues with daylight/sunlight.
- The Panel strongly advocate internal resident’s amenity spaces and other community uses.
- The Panel strongly recommend grouping the entrances. This would encourage interaction between residents of different blocks and will help build a stronger sense of community. The entrances should be generous enough to facilitate these interactions.
- The Panel stated that there should be no single aspect units in a new build development. They also emphasized the benefits of making the lower block a dual-aspect gallery arrangement.
- Furthermore, the Panel stressed that all new build schemes should comply with the standard social housing mix.
- At present, the elevations appear generic. Further work is needed to ensure the scheme has architectural interest and is contextually appropriate at both short and long range scales.

3.13 The scheme was revised and taken to a further PRP on 18 November 2021. The same scheme was also taken to Planning Committee on the same day. The proposal was for the demolition of the existing building and the erection of 5 and 18 storey buildings, comprising 129 flats.



Figures 15, 16 and 17: CGI's from Drummond / Frith Road junction (left and middle) and proposed layout (right)

3.14 A summary of feedback and main issues raised at PRP and Planning Committee are provided below.

PRP feedback

- They agreed that the proposal is moving in the right direction but it is missing the next layer of detail on the landscaping, mix, tenure and expression.
Officer response: further details have been provided as part of application.

Massing

- Overall massing and building heights are the same as the last PRP, however the treatment of the taller element and crown have been worked through in more detail.
Officer response: none required.
- Comfortable with the mass in the historically sensitive views.
Officer response: none required.
- Raised some concerns over the parapet detail and roofscape of Block A, noting that the geometry does not turn the corner well as normally the side elevation would be flat like in the typical Victorian terraces – where the “butterfly roof” terrace detail would only be front and back elevations.
Officer response: the parapet has been updated to avoid this detail and is such that the pitch is limited to the front and back of the building and the sides remain flat to pick up the approach found of a single pitched roof.
- Further work is needed on the resolution of the roofscape and “saw tooth” parapet detailing.
Officer response: the saw-tooth approach has been simplified as per the response above. The parapet provides a screened edge to the rooftop amenity and incorporates a hidden angled pergola structure echoing the line of the pitch and giving the impression of a more traditional pitched roof when viewed from street level.

- Could become a case study for how to articulate elevations in building “height”, opposite a conservation area in a contemporary way.
Officer response: none required.

Site Layout

- Changes around the ground floor entrances were positive. An entrance off Keeley Road was supported and both blocks can now be accessed from the communal courtyard.
Officer response: none required.
- Welcomed the introduction of a community room and felt that this was in the correct location, having a frontage onto Drummond Road and activating the street. However, the Panel felt it was probably undersized given the number of occupants.
Officer response: the proposals were adjusted following PRP to increase the size and frontage of the communal room onto the communal garden. The proposals include two dedicated residents’ rooms for residents to dwell, interact and hold events and communal activities. The resident room has been located adjacent to the central courtyard at ground floor level to provide an attractive outlook and ensure a link between the external courtyard and the internalised facilities.
- The plant spaces still occupy the best positions on the site and this feels like a missed opportunity and could be reassessed.
Officer response: the plant room has been set back within the envelope of Block B, and no longer has a large frontage onto the courtyard which is now restricted to double door service access. In its place is the dedicated resident’s room.
- Rather than having the corridor of Block B exit off the side by the refuse store, the Panel recommended having the corridor adjacent to the community room. This would provide a more direct access to the communal garden, with a clearer visual connection.
Officer response: residents are now able to move directly from the Block B lobby to the courtyard garden via a single straight corridor without passing through other rooms.
- Do not support the community room itself becoming part of the circulation space as this will be problematic when it is being hired privately.
Officer response: the community room is now self-contained to facilitate private hire within direct access from the central corridor of Block B or via the amenity courtyard.
- Community room could wrapped the entire courtyard frontage of Block B (with the plant behind or to the edge of the site) should be explored.
Officer response: this change has been made with the community room benefitting from dual aspect overlooking the courtyard.
- Developer can set their own floor to ceiling heights. This should remove the need for double height plant spaces or voids facing the courtyard which create blank frontages.
Officer response: the plant spaces are not double height. The area indicated as void over basement plant is necessary to accommodate the change in level across the site. This space does not occupy the full ground floor height onto the

courtyard. It effects the first floor of Block A which provides a raised active floor frontage on to the garden.

Landscape

- Too complicated, the landscape concept should be realistic about what useable space is leftover once defensible planting offsets are taken into account.
Officer response: the proposed landscaping arrangement to the ground floor courtyard have been simplified to optimise the availability of useable communal amenity space for residents.
- External cycle store was very problematic as it takes up a prime area of the site. If has to remain should be simplified and a recessive element of the landscape design.
Officer response: the external cycle store is necessary in order to meet the London Plan cycle parking standards for long and short stay parking. The store has been designed to minimise its size and land take, whilst integrating positively with the wider landscape through provision of a green roof.
- Stronger relationship between the courtyard and the communal room. A flat, hardscape area directly outside the communal room could be considered as an extension of that space.
Officer response: the proposals include a hardstanding terrace outside of the community room to facilitate and encourage movement between the two spaces and aid future events and communal activities.
- Sweeping route through the courtyard currently feels unresolved. Slope offers opportunities e.g. raised terraced planting beds with seating.
Officer response: raised planting beds feature throughout the proposed development.
- Concerns over the fragmentation of play - consolidated in one area would be ideal. Play on roof top gardens needs to be looked at in more detail.
Officer response: the development's play provision has been consolidated to the roof terraces of Block's A and B. The development is able to fully meet its play provision for 0-11 year old children. Due to the limitations of the site, it has not been possible to provide older child play space, so a contribution has been secured in lieu of this.
- Generally supportive of play features which can be integrated within the landscape and furniture. Highlighted need for bespoke play, rather than off-the shelf products.
Officer response: the play features details shall be secured via planning condition.
- Landscaping to the top of Block A are a bit underwhelming. Visualizations for Block B roof terrace look great, but questioned how realistic this was at 18 storeys.
Officer response: the roof terrace landscaping arrangement for Block A were simplified in response to the feedback and now provide a range of play features and seating set within high-quality planted gardens for the enjoyment of residents. The proposed landscaping for the Block B roof terrace is broadly similar to that presented to PRP. It should however be noted that the Block B roof terrace has been relocated to level 16, and is now less exposed from the elements on account of the additional massing that the terrace adjoins (up to 25 storeys).

Boundary Treatments

- Not convinced by the heavy railing and gate treatment to Keeley Road. Suggested to use softer treatments and low level planting etc.
Officer response: gates remain, particularly from a security perspective and are considered, on balance, acceptable.
- Low brick walls to Frith Road could be acceptable, provided the brick is consistent with the building.
Officer response: the brick wall is shown to match the brick used on Block A and can be secured by condition.

Design

- Too many single aspect units for a new build. However, they think that the repositioning of entrances and cores, and addition of extra windows on the side flanks of Block A does go some way towards addressing their concerns and could be a reasonable compromise.
Officer response: the design has evolved and now contains 72% homes with a dual aspect which is a significant uplift on the existing building.
- Further work on the single aspect duplex flats facing onto Frith Road.
Officer response: these are six 2 bed duplex comes, of which two now have dual aspect.
- Ensure any 3 bed units have a secondary aspect to improve their overall quality.
Officer response: dual aspect to the 3 bed homes has been maximised with 6 of the 9 units achieving dual aspect.
- Would it be possible to get some duplexes to step up and over the plant void which is less than 1m in height in Block A to resolve this awkward condition and then step down into the shared courtyard.
Officer response: given the change in level across the site, the change in level of the garden and the depth of the building this has not been possible to accommodate.
- Unsure about the usability and comfort of projecting balconies at 18 storey.
Officer response: the balcony approach has evolved to accommodate projecting balconies at the higher heights only where they are recessed in a corner and semi-recessed balconies in other locations.
- All flats must meet the Mayor's standards.
Officer response: all homes comply.

Architectural Expression

- Broadly supportive of the materials and metalwork.
Officer response: whilst the materials are the same, primarily brick and metalwork, the colour palette has evolved, to become warmer across both blocks.
- Although still looks too grey and highlighted that samples will need to be provided.
Officer response: the grey palette is no longer proposed, whilst the final material will be subject of planning condition.

- Asked if alternative materials (i.e terracotta) has been explored as an alternative to a fully brick building.
Officer response: brick has remained the principle material, but the palette has been amended to a warmer red multi brick to compliment the character of the Conservation Area.
- Distinction between the brown and white tones is acceptable, but not supportive of the use of white panelling to first floor windows in Block B. Suggested to use the rustic brick infill here instead.
Officer response: the approach to the ground and first floor has evolved and no longer include white panelling to the first floor.
- More interest could be added to the side flanks of Block A, particularly around the plant room.
Officer response: the approach to the flank walls of Block A has evolved with the integration of soldier course brick detailing, additional windows, and space for public art/signage provided.
- Requested more playfulness in the articulation of the façade. The canopy could also be developed to be more of a feature of the design. It was suggested that some public artwork might help.
Officer response: opportunities for public art on the side façade of Block A have been included and would be the subject of a planning condition.

Sustainability

- Sceptical that roof top heat source pumps will function over these distances. More detail will be needed.
Officer response: in line with policy requirement to supply clean energy, an energy centre using Air Source Heat Pumps (ASHP) is proposed, with a proportion of back up energy from high efficiency gas boilers. ASHP typically include roof-mounted units with associated equipment located within a ground floor plant room. These systems incorporate dedicated insulated heating risers to optimise efficiency and avoid overheating.
- Investigate how zero carbon could be achieved and be clear on targets and go above and beyond the minimum measures.
Officer response: the development is able to achieve a site wide 56% reduction with a financial contribution making up the shortfall.

Planning Committee feedback

Residential redevelopment of site

- Noted the history and welcomed there were proposals to redevelop the site.
Officer response: none required.

Height

- Mixed response. Some Members were concerned with the height of the building, other Members encouraged the applicant to build the development furthest away from the conservation area higher, and this would help to improve viability and so provide a greater affordable housing offer.
Officer response: although PRP were comfortable with the massing given these comments (and officers) the massing of the development was amended with an

increase height to northern part of site, with Block B split into a taller and lower element, which also allowed the scheme to respond better in key views (such as from the CA within Surrey Street looking north).

- Expressed some concern regarding the character of the Drummond Road site as they felt as though the appearance was bland and they had a desire to make the site look more attractive. More detailing would be required to enable the building to appear more interesting.

Officer response: see PRP response comment on this matter.

Design

- Suggested that the balconies should be inset rather than overhang the highways.

Officer response: see PRP response comment on this matter.

- Would prefer more distance between the tower and the smaller block.

Officer response: there has been no change in this regard, however, the distance between the blocks is not considered to harm the amenities of future occupiers or the general townscape.

Affordable housing provision

- Incorrect for the applicant to act as though the building should be considered as vacant rather than being unfit for purpose.

Officer response: none required.

- Not persuaded that the affordable housing should apply solely to the uplift.

Officer response: whilst the submitted viability appraisal and commentary does include vacant building credit, the affordable housing is not applied solely on the uplift, but on the whole of the new development.

- Encouraged the applicant to achieve policy compliance with the Council's affordable housing proposal.

Officer response: the affordable housing offer is policy compliant.

- If there was a viability issue Members encouraged the applicant to build the development furthest away from the conservation area higher, and this would help to improve viability and so provide a greater affordable housing offer.

Officer response: this suggestion was followed and the scheme is now policy compliant in terms of affordable housing.

Other

- Concerns regarding the impact of the development on the heritage assets, highlighting the fact that there was a similar sized tower located close by.

Officer response: officers consider the heritage impacts to be less than substantial in their nature, with a review of heritage matters provided in more detail within Section 8 of this report.

- When the application comes before committee they would like to see the cumulative impact of the development on heritage assets and would like to test any potential wind tumbling effects caused by the development.

Officer response: a full heritage, townscape and visual impact appraisal has been submitted as well as a microclimate report, covered later in section 8. Subject to conditions no concern is raised.

- Welcomed the introduction of a green roof and wanted to see more effort made in regards to sourcing materials, as well as an approach to construction that would endeavour to reduce the carbon footprint of the development as much as possible.

Officer response: Circular Economy and Whole Life Cycle Carbon principles have been adopted and incorporated by the development including the eventual choice

of building materials, which where practical are to be locally sourced and selected having regard to their environmental impact.

3.15 A number of key changes have been made to the scheme following PRP and Planning Committee feedback, as well as ongoing dialogue with officers, summarised below:

Layouts

- Increase in communal resident space.
- Review of plant, bin and bike locations within the building.
- Incorporation of second stair into core of taller building Block B.
- Reduction in car parking spaces.
- Review of Block B layout to integrate semi-recessed balconies.
- Layout amendments to Block B to pick up height split of 16 and 25 storeys within building.
- Uplift in dual aspect homes.
- Increase in accommodation from 129 to 144 homes.

Scale and massing

- Block B height adjusted from single 18 storeys to split 16 and 25 storeys, to ensure the building appeared more slender in townscape and heritage views, particularly views along Surrey Street.

Appearance

- General amendments to appearance to pick up layout and massing changes.
- Alterations to Block A parapet pitch.
- Further detail given to both blocks including façade depth, brick and metalwork details.
- Change to material palette and colour to a warmer tone of brick.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The principle of two blocks (5 and 16/25 storeys) comprising residential accommodation is supported and aligns with the desire for growth in the Croydon Opportunity Area.
- The proposed development would provide 16% affordable housing by habitable room, which amounts to 22 homes, at a 32 to 68 split between London Affordable Rented (LAR) homes and intermediate shared ownership (SO) homes. This offer has been independently scrutinised and is the maximum reasonable affordable housing policy compliant provision.
- The mix of units is supported by a Registered Provider and includes a portion of family accommodation.
- The application site is situated within an appropriate location for a tall building; the height and mass of the two blocks has been assessed in relation to its impact from a wide range of viewpoints and found acceptable, including in relation to its impact on heritage assets near and far.
- The design, appearance and detailed façade treatment of the development is of high quality as required for tall buildings and would significantly improve the quality of public realm, particularly given the state of the existing building.
- Officers have sought to limit any heritage harm, with less than substantial harm on heritages assets identified, however, the impact is outweighed by the public benefits.

- Whilst there would be some harm to the amenities of surrounding occupiers, particularly in relation to daylight impacts to the flats above Keeley House, these would not be so unduly harmful as to refuse planning permission on this ground.
- The standard of residential accommodation would be acceptable, as all homes would meet the Nationally Described Space Standards and would have sufficient private amenity space. All homes would have acceptable outlook, with the majority receiving good lighting levels.
- The proposed development is located in a highly sustainable well connected location which makes it suitable to be car free, with exception of disabled parking provision. The proposed development would not have an adverse impact on the operation of the highway generally, and could potentially help to facilitate future (cycle and footpath) highway improvements.
- The environmental impacts, including wind, noise, light, air quality, biodiversity, land contamination and flooding, are acceptable subject to mitigation proposed through a combination of conditions and s.106 agreement.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.
- There are no aviation or archaeological impacts. Television mitigation, delivering employment opportunities and crime prevention through design can be secured through conditions and s.106 agreement.

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

5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

Historic England – Listed Buildings (Statutory Consultee)

5.3 Historic England provides advice when engagement can add most value. They responded stating they have no advice in this case.

Historic England – Archaeology (Statutory Consultee)

5.4 No archaeological requirement or conditions

Health and Safety Executive – Gateway (Statutory Consultee)

5.5 Satisfied with the information provided with the application (including the fire statement). Headline response is 'content'.

LLFA (Statutory Consultee)

5.6 No objection. A pre-commencement (but post-demolition) condition is recommended.

Environment Agency (Statutory Consultee)

5.7 No comment (no consultation required).

GLA (Statutory Consultee)

5.8 Land use principles

- The principle of the redevelopment of the site for the re-provision and uplift of residential floorspace is acceptable.
[Officer comment: the recommendation endorses this position].

5.9 Housing

Housing Mix

- Supportive of the housing mix from a strategic perspective, subject to Croydon confirming it meets local need.

Affordable housing

- The scheme proposes 16% affordable housing with a tenure split of 32% London Affordable Rent to 68% Shared Ownership. Further discussions with the Council and GLA are necessary to confirm whether the proposed tenure split is appropriate in this instance, based on identified need.
- This provision fails to meet the Fast Track Route threshold and at this stage, the applicant has not demonstrated that the proposed 16% affordable housing represents the maximum viable amount of affordable housing. A viability assessment has been provided to GLA Officers for scrutiny and interrogation. Early and late-stage reviews, and affordability/eligibility requirements must be secured.
- The use of grant funding to increase the affordable housing provision and engage with a Registered Provider as investigated as appropriate.

[Officer comment: The mix accords with policy. Further correspondence has been received by officers from the GLA viability team challenging the amount of affordable housing, particularly in relation to Benchmark Land Value and profit levels. The viability assessment submitted has been independently reviewed and LBC officers are satisfied the scheme secures the maximum reasonable quantum and mix of affordable homes. Early and late stage reviews would be secured. The applicant has confirmed they have explored opportunities of grant funding but it has not been found feasible].

5.10 Urban design and heritage

Tall buildings, scale and massing

- Heights of the proposal are consistent with the wider and immediate townscape in scale and character.
- Massing approach generally responds successfully to the immediate urban context through articulated massing of different heights.
- Due to the slim nature of the site, the top eight storeys of the tallest building include an inefficient layout of only three units per floor. Due to the resulting impacts on the scheme's viability, the applicant should consider reducing or redistribution this massing.

Development layout and access

- The provision of front doors responds to the existing context of Frith Road and activates the streetscape. While the proposed tall building responds to the existing townscape.

- Due to gates there is a missed opportunity to create a more socially inclusive development and improve north-south permeability through the land within the site.
- Access to the two communal rooms at the bottom of Block B should be secured for all residents (including the LAR residents).
- A comprehensively master planned development that incorporates this neighbouring site, Keeley House, would be supported and the applicant and the Council are accordingly encouraged to pursue this option as this would achieve better place making outcomes.

Residential Quality

- Further information to be provided to GLA Energy Officers in relation to the overheating assessment.
- It is noted that the proposed cores serve between 3 units and six units per floor across the scheme, however, the provision of natural light within the stairwell of Block A should be considered, as well as demonstrate that adequate ventilation is provided within cores.

Architectural quality

- CGIs provided with the application generally present a high-quality scheme.
- Use of brick as the predominant material for Block A is supported, and the pitched roof parapet of this building responds to Victorian Terraces located to the south-west of the site along Frith Road.
- Applicant has demonstrated consideration to articulation detail for the Block B tower elements of the scheme.
- Success of the architectural approach will be dependent on the use of the highest quality materials.

Play space

- Falls short, notably due to a lack of play space provision for the 11+ age group. Off-site contribution should satisfy the needs of the development whilst continuing to meet the needs of existing residents in the surrounding areas.

Fire safety

- Satisfied that the fire statement has been prepared by a suitably qualified assessor.
- Evacuation lifts should be secured by condition.

Inclusive access

- 26 wheelchair units are proposed, within one bedroom intermediate and market housing tenures.
- Should work to provide wheelchair units provided across all tenures, including low cost rented housing tenures, and across a range of unit sizes.

[Officer comment: the matters in support are noted and covered in detail in the main body of this report. The top eight floors have three units per core and whilst it is noted this would impact on viability, LBC officers have sought slenderness to the upper floors to limit impact on the Central Croydon Conservation Area to the south. The landscaping between the Blocks is for the residents – this was explored as public space but would have compromised future occupier external space, could have led to security issues and is challenging given the land level

changes and the retained portion of the basement on the Drummond Road side, meaning steps would have been required down. Keeley House have been contacted by the applicant and whilst officers accept a comprehensive redevelopment would be the preferred option, we have this application before us to determine and do not consider there would be grounds for refusal on this basis. Ongoing dialogue is taking place between the application and GLA officers in relation to overheating. In terms of the play space, a contribution is recommended to off-set the deficiency in on-site provision].

5.11 Heritage

- The proposals result in less than substantial harm to the significance of designated heritage assets. Further consideration to public benefits is required prior to Stage II.

[Officer comment: LBC officers agree with this conclusion – see Heritage section below].

5.12 Sustainable development

Energy

- The proposal is estimated to achieve a 56% reduction in CO2 emissions compared to 2013 Building Regulations. This falls short of the net zero-carbon target, although it meets the minimum 35% reduction on site. A carbon offset payment is required to be secured. The energy strategy should be further refined to fully comply with requirements.

Whole life-cycle carbon (WLC)

- A WLC assessment template in full should be submitted and condition suggested to report on the development's actual WLC emissions.

Circular economy

- Whilst the fire safety issues associated with the existing cladding are acknowledged, further information should be provided regarding the structural issues of the existing building. Further evidence should also be provided to demonstrate that alternatives to demolition have been explored (including partial retention), and that the potential benefits of demolition and rebuilding of homes should be balanced against the wider social and environmental impacts.
- Revised circular economy statement (including a redevelopment audit and pre-demolition audit) required.
- A condition should be secured requiring the applicant to submit a post-construction report.

Digital connectivity

- Sufficient ducting space for full fibre connectivity infrastructure should be secured by condition.

[Officer comment: an updated energy strategy has been provided alongside an obligation for payment of the carbon offset contribution. A WLC assessment template and circular economy statement template have also been submitted, with conditions recommended. LBC officers are content that demolition is the preferred option given the condition of the current building].

5.13 Environmental issues

Flooding

- The Flood Risk Assessment provided for the proposed development generally complies with Policy SI.12 of the London Plan

Sustainable drainage

- Drainage strategy should be re-visited to incorporate the attenuation volume above ground where possible, or robust justification should be provided as to why pumping cannot be avoided. Rainwater harvesting should be included within the proposals, and hydraulic calculations to back up the proposed attenuation volume should be provided to include a range of return periods and storm durations.

Water efficiency

- Water efficient fittings, and water metering are proposed, which are supported and the proposal generally meets the requirements of the relevant policy.

Open space

- Consideration of access to open space across the site, including a new courtyard garden and roof gardens for residents is demonstrated.
- Should review opportunities for publicly accessible space, green where possible, for public use rather than just users of the site.

Biodiversity

- Recommendations in the Preliminary Ecological Appraisal should be implemented.
- Ecological Management Plan (EMP) to support long-term maintenance and habitat creation should be secured by condition.

Green infrastructure and urban greening

- Well-considered approach to integrating green infrastructure and urban greening.
- Urban Greening Factor (UGF) score of the proposed development as 0.35, which is below the target set by Policy G5 of the London Plan (0.4 for residential proposals)
- Should review the urban greening proposed, seeking to improve the quality or quantity, to increase the application's UGF and the surface cover type drawing should be updated to show permeable paving.

Trees

- Confirmation required that no trees are to be removed as part of the application. If trees are to be lost set out how this has been accounted for through replacement tree planting.

Air quality

- Further information is required to determine whether the proposed development is compliant with London Plan air quality policies. Conditions are suggested in relation to on-site plant / Air Quality and Dust Management Plan).

[Officer comment: the LLFA raise no objection to the drainage strategy, the green space between the buildings is for public use and not for the public, conditions secure the biodiversity enhancements, the UGF score of only 0.35 does count

against the scheme and only one poor quality tree is for removal and would be replaced].

5.14 Transport

- (See TfL comment below).

5.15 Conclusion

- The principle of demolition the existing homes and rebuilding new homes on the site could be accepted, subject to the addressing the circular economy requirements in respect of demolition of the existing building. However, in the absence of a verified viability position, the affordable housing provision falls short of policy expectations and is wholly unacceptable.

[Officer comment: updated circular economy information has been provided. In terms of affordable housing the viability assessment submitted has been independently reviewed and LBC officers are satisfied the scheme secures the maximum reasonable quantum and mix of affordable homes. Early and late stage reviews would be secured].

Transport for London (TfL) (Consultee)

5.16 Healthy Streets

- Significant reduction in car parking plus street greening is welcomed, however, reliance upon on-street servicing undermines the healthy streets benefits unless suitable locations can be identified.

[Officer comment: the scheme reuses the existing basement which is supported and given the ramp down and space requirements for blue badge spaces, would not allow servicing to from within the site. The proposal seeks on-street servicing to both blocks, with loading bays suggested outside the bin stores to both blocks. These would be secured through s278 highways agreement. The Drummond Road pavement would be increased in width and would not be impacted by the servicing which would enhance the east-west connection through the Centrale shopping Centre from North End for pedestrians].

5.17 Cycle Parking

- Cycle parking spaces meets the minimum standards.
- Dimensions of the cycle parking should be confirmed in line with the London Cycling Design Standards (LCDS).
- Dedicated ramp to basement is welcomed. The ramp gradient should be confirmed to ensure suitability for all users.

[Officer comment: noted and conditions recommended. The ramp gradient would be 1:17].

5.18 Car Parking

- 4 car parking spaces for disabled persons, access will have a signal-controlled gate and will require the removal of existing on-street parking, which will require agreement with Croydon Council.

- The amount of car parking proposed is compliant with the London Plan and should be accompanied by a Parking Design and Management Plan.
- All spaces equipped with electric vehicle charging infrastructure which should be secured by condition.

[Officer comment: noted and conditions recommended].

5.19 Trip Generation and Impact

- Trip generation is generally accepted.
- Contribution of £53,670 to account for the scale of development is requested to support the necessary public transport enhancements.

[Officer comment: noted and contributed secured in the heads of terms].

5.20 Construction and Deliveries

- All servicing and deliveries are proposed to take place on-street. Delivery and Servicing Plan (DSP) should be secured by condition.
- Construction Logistics Plan (CLP) should be secured by condition and discharged in consultation with TfL and London Trams.

[Officer comment: conditions recommended].

Crime prevention (Consultee)

5.21 The Crime Prevention Officer has been in dialogue with the applicant and has confirmed that many of their concerns have been taken into account and measures incorporated. Subject to a planning condition to achieve Secured By Design accreditation, no objection is raised. The below comments are included for completeness.

5.22 Perimeter and Basement

- Good defensible space to protect the front of the properties, other than side windows on end units.
- Site is secured by a gate which is preferred, as this will prevent unwanted access into the private communal residents' areas.
- Basement access should be secured.
- Cycle store being split up is welcomed.
- All storage needs to be robustly secured.

5.23 Amenity

- Doors need to be certified security doors.
- Management strategy should be adopted over the use of amenity spaces, including roof garden which should be locked out of hours.

5.24 Compartmentation, glazing and access control

- Block B will need to be security compartmentalised, whereby residents can only access the floor on which they live and any communal amenity space (can be

done by lobbying the stair core and either lobbying the lift access areas or using a destination control lift).

- Audio visual call panel should be available on each level.
- Air lock should be created at the communal entrances to ensure the secure delivery of post and to prevent tailgating into the buildings.
- Ground floor glazing, private entrance doors and access control to accredited standards.

[Officer comment: a Secured By Design accreditation condition is recommended]

Thames water (Consultee)

5.25 Raised no objection with the following comments:

- Highlights requirements under Building regulations (part H) that protection to the property to prevent sewage flooding should be incorporate and a Groundwater Risk Management Permit from.
- Advises applicant to read Thames Water guidance related to working near or diverting pipes / waste water assets
- No objection if follows the London Plan sequential approach to the disposal of surface water.
- Requests a Groundwater Risk Management informative.
- No objection raised with regard to waste water network and sewage treatment works infrastructure capacity.
- Recommends an informative relating to minimum pressure and flow rate available.
- Recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. (condition)
- Thames Water should be informed if using mains water for construction purposes.

[Officer comment: informatives and conditions are recommended].

Gatwick (Consultee)

5.26 No objection.

Heathrow (Consultee)

5.27 No safeguarding objections.

NATS (Consultee)

5.28 No safeguarding objection.

London Fire Brigade (Consultee)

5.29 No response.

6 LOCAL REPRESENTATION

6.1 A total of 40 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The application has also been publicised

in the local press. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 5 Objecting: 4 Supporting: 1 Commenting: 1

No of petitions received: 0

6.2 The following local groups/societies made representations:

- Mid-Croydon Conservation Area Advisory Panel (objecting)

6.3 No Councillor, London Assembly Member, MP or MEP made representations.

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

Objection	Officer comment
Character and design	
<p>Should be bigger (creating a more affordable housing).</p> <p>Conservation area to the south side of the site, with nothing of any real architectural or cultural relevance, closest building of significance would be the Church (St. Johns) and a tall building would act as a counter point to this.</p> <p>Very detrimental to the conservation area.</p> <p>Should not be brick so not indistinguishable, but a statement building.</p> <p>Very little architectural merit and not in keeping with area.</p> <p>Overdevelopment.</p> <p>Out of scale, proportion and character with immediate neighbour.</p> <p>Obtrusive by design</p> <p>Limited detail of relationship with Keeley House – proposal will exacerbate this poor relationship</p> <p>Should not prejudice development opportunities at neighbouring property and optimum use of sustainable brownfield sites should be achieved. A draft concept scheme for the neighbouring property is submitted so</p>	<p>The scheme increased during pre-application discussions and is now policy compliant in terms of affordable housing.</p> <p>The tall building has been assessed in the context of surrounding townscape and heritage aspects. This is covered in the 'design and impact on character of the area' and 'heritage' sections below.</p> <p>Officers consider that the architectural approach is of exceptional quality. The townscape merits are covered in the 'design and impact on character of the area' sections below.</p> <p>There are a number of supporting documents that considered the surrounding context, including Keeley House. The impact on Keeley House is addressed in the 'impact on neighbouring amenity' section below.</p> <p>This matters is covered in paragraphs 8.137 and 8.138.</p>

the application site can be addressed in this context.	
Neighbouring amenity	
Overbearing and dominant (could have been addressed through redevelopment of whole island). Loss of daylight / sunlight (breach of BRE guidelines). Overshadowing. Loss of privacy. Create a sense of enclosure / overbearing presence. Noise. Important to ensure ongoing symbiotic relationship with nursery. Use of outdoor nursery space should not be curtailed by development.	These matters are addressed in the 'impact on neighbouring amenity' sections below.
Quality of accommodation	
1 and 2 bedroom unit's not suitable living spaces for families.	The housing mix complies with the policy requirement, covered in the 'housing mix and affordable housing' sections below.
Transport	
Traffic and highways.	These matters are addressed in the 'access, parking and highway impacts' sections below.
Other	
No confidence in the wind analysis. Infrastructure in the area (nurseries, doctors, schools, etc) already oversubscribed.	A thorough and detailed microclimate report has been produced by consultants that have a broad range of experience with tall buildings, including within London. Additionally the testing process included Wind tunnelling testing. Conditions will ensure that required mitigation will be included within the final build. This is covered in the 'environmental impact' section below. The development will be subject to a significant CIL payment which contributes to infrastructure. The site is in a highly sustainable location in walking distance of multiple transport links and the Town Centre.
Non-material matters	
Little communication / engagement with neighbours. Unfortunate as sites would form a readily identifiable island site.	This is not a material consideration and representation has carried out by the council in accordance with procedure.

Support	Officer comment
Houses and greens spaces welcomed.	Noted.
Allowing the application will enable the removal of the current building which is now an eyesore with its temporary structure supporting it as well as providing both private and affordable housing in a design that is much more fitting to its surroundings.	Noted.
Once the structural and cladding issues had been identified, Barratt Developments PLC acted in an exemplary manner by buying back all the 96 leasehold flat interests at market value as well as the freehold. This was a decision supported by all the leaseholders. Barratt Developments PLC no longer owned the freehold or leasehold interests in Citiscape but proceeded anyway. This course of action prevented both the emotional and financial distress that residents of other developments of this nature have had to face.	Noted.

7 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

7.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2022). Although not an exhaustive list, the policies which are most relevant to the application are:

London Plan (2021)

- GG2 Making best use of land
- GG4 Delivering homes Londoners need
- SD1 Opportunity Areas
- SD6 Town centres and high streets
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D13 Agent of Change
- D14 Noise
- H1 Increasing housing supply
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure

- H8 Loss of existing housing and estate redevelopment
- H10 Housing size mix
- S4 Play and informal recreation
- HC1 Heritage conservation and growth
- 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
- S14 Managing Heat Risk
- S15 Water infrastructure
- S16 Digital connectivity infrastructure
- S17 Reducing waste and supporting the circular economy
- S112 Flood risk management
- S113 Sustainable drainage
- T1 Strategic approach to transport
- T2 Healthy Streets
- 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
- DF1 Delivery of the Plan and Planning Obligations

Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban design and local character
- SP5 Community facilities
- SP6 Environment and climate change
- SP8 Transport and communication
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM14 Public art
- DM15 Tall and large buildings
- DM16 Promoting healthy communities
- DM17 Views and landmarks
- DM18 Heritage assets and conservation
- DM19 Promoting and protecting community facilities
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems
- DM27 Protection and enhancing biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM38 Croydon Opportunity Area

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

Planning Guidance

National Planning Policy Framework (NPPF)

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

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Making effective use of land (Chap 11)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).
- Conserving and enhancing natural environment (Chap 15)

SPDs and SPGs

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

- Croydon Opportunity Area Planning Framework (2010)
- Conservation Area General Guidance SPD (2013)
- Central Croydon Conservation Area Appraisal and Management Plan (2014)
- Church Street Conservation Area Appraisal and Management Plan (2014)
- Old Town Masterplan SPD (2014)
- Waste and Recycling in Planning Policy Document (October 2018)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Sustainable Transport, Walking and Cycling guidance (2022)
- Housing Design Standards LPG (2023)

- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- National Model Design Code (2021)

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Heritage
4. Housing mix and affordable housing
5. Quality of residential accommodation
6. Impact on neighbouring amenity
7. Access, parking and highway impacts
8. Environmental impact
9. Sustainable Design
10. Other Planning Issues
11. Conclusions

Principle of development

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

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

8.4 The principle of residential use had already been established with the existing development and the site is therefore one in which intensification and increased housing delivery in line with policy, should be encouraged. However, whilst the above policies seek to maximise the re-use of previously developed land and buildings a balance must be struck between developing land for more efficient housing use and protecting character/heritage/neighbouring amenity etc. Therefore the principle of intensifying residential use in this location is acceptable, subject to satisfying the criteria of other relevant policies, which are addressed within the rest of this report.

Design and impact on character of the area

8.5 London Plan Policy D9 requires locations appropriate for tall buildings to be identified through the development plan (see below) and requires assessment of impacts from a visual, functional and environmental impact. All these aspects are considered throughout the various sections of this report. Policy SP4.5 of the Croydon Local Plan relating to tall buildings states that they will be encouraged only in the Croydon Opportunity Area, areas in District Centres and locations where it is in an area around well-connected public transport interchanges and where there are direct physical connections to the Croydon Opportunity Area, Croydon Metropolitan Centre or District Centres. The application site lies within the Croydon Opportunity Area and Croydon Metropolitan Centre and has an excellent PTAL, as such it is a site acceptable as a location for a tall building.

8.6 CLP Policy SP4.6 (and supported by DM15) states four criteria for tall buildings in order for them to be acceptable in these locations:

- a. Respect and enhance local character and heritage assets;
- b. Minimise the environmental impacts and respond sensitively to topography;
- c. Make a positive contribution to the skyline and image of Croydon; and
- d. Include high quality public realm in their proposals to provide a setting appropriate to the scale and significance of the building and the context of the surrounding area.

8.7 CLP Policy DM15 requires their location in PTAL4 and above, to be of exceptional quality, respond positively to nearby heritage assets and include active ground floor and inclusive public realm.

8.8 The Croydon Local Plan 2018 has a place specific policy DM38, Croydon Opportunity Area Framework, which is relevant to this site. The site lies within the defined Edge area of the Croydon Opportunity Area. The policies seek to enable development opportunities, including public realm improvements, to be undertaken in a cohesive and coordinated manner complemented by masterplans. Policy DM38.4 (edge area) states a tall building may be acceptable where it can be demonstrated that there will be limited negative impact on sensitive locations and that the form, height, design and treatment of a building are high quality.

8.9 It is considered that the proposal building does comply with the above criteria, discussed in detail in the design and environmental impact sections of this report.

Height and Massing

8.10 The massing of the building has been rigorously tested in terms of its townscape impact. During pre-application discussions the massing and height was generally supported, however, officers did have some concerns about the slab like nature of Block B, especially when viewed from some of the mid length views e.g. Surrey Street. In response to this the mass of Block B was split resulting in the proposed scheme of two buildings, a 5 storey block fronting Keeley Road and a part 16, part 25 storey building in a stepped form that extends along Drummond Road. The approach to utilising the eastern half of the site for the higher element is considered appropriate, providing more relief from surrounding lower level buildings to the west. This also fits with the general upward gradient in the heights of buildings from east to west, from residential to commercial buildings, albeit at a lower level (see image below).

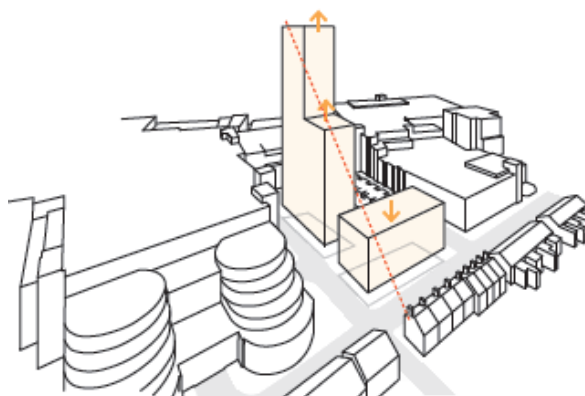


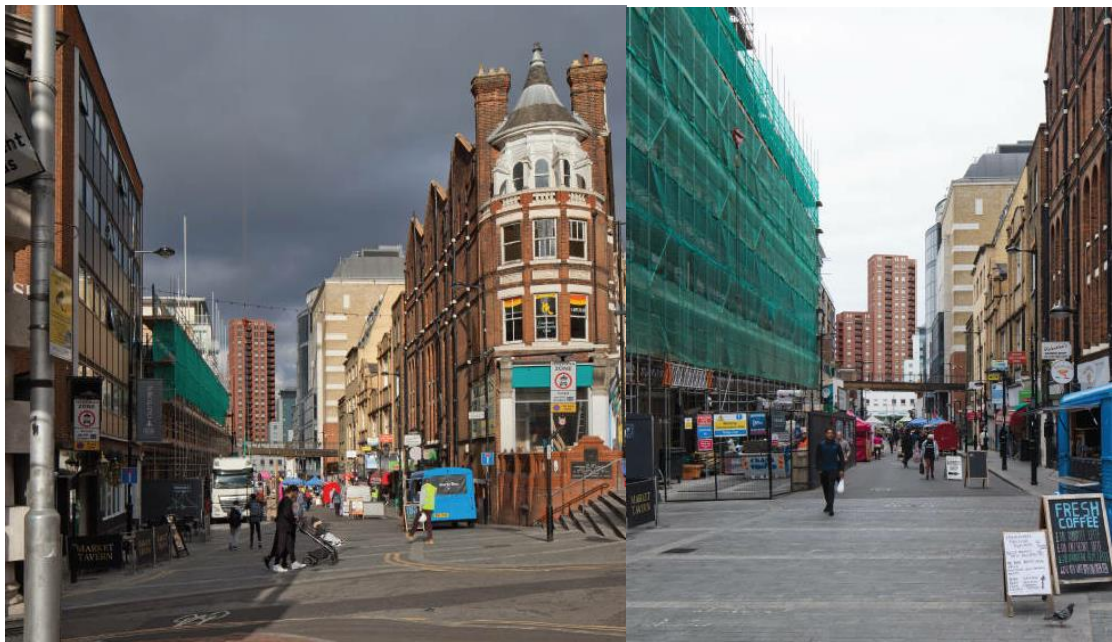
Figure 18: sketch showing massing transition

8.11 Block A, at 5 storey, respects the opposing built form and again reflects the character of increasing height from west to east, as evident in the image below.



Figures 19 and 20: CGI from Tamworth Road (left image) and Frith Road (right image)

8.12 Officers are supportive of the 25 storey taller element of Block B. Whilst a reduced shoulder of 14/15 storeys may improve the step change in height the current 16 storeys is considered to acceptably mediate this. This includes the view along Surrey Street and the impact upon the conservation area (see images below), particularly as there is a good amount of 'sky space' either side of the taller element so that an unacceptable level coalescing is avoided. Overall officers are supportive of the massing across the site, with a suitably slender form to Block B that provides a more sensitive response to the townscape context.



Figures 21 and 22: views towards site from Surrey Street

8.13 Equally the height and massing would not be out of keeping with the wider trend of building heights found across Croydon centre, as demonstrated by the section below

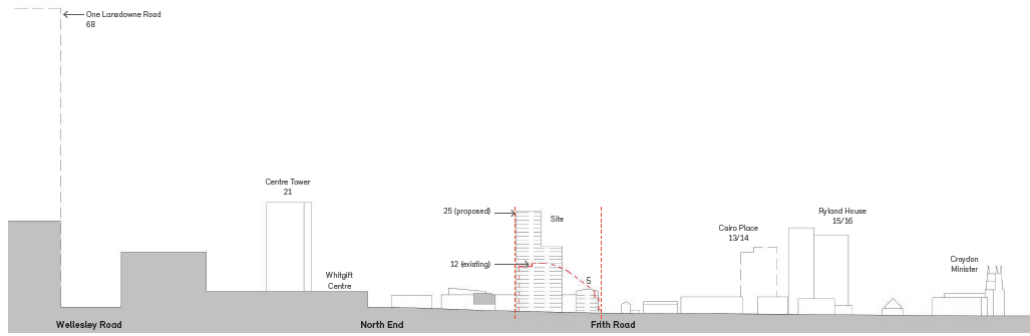


Figure 23: section drawing showing wider Croydon context

Layout and Public Realm

8.14 The use of two separate blocks, allows for a generously sized communal area between the buildings and the stepping in height as discussed above. Accordingly the layout across the site works well, particularly at ground floor level where a significant extent of active frontage is created (see image below). Removing the existing basement plinth and ventilation ducts from along the Frith Road frontage and replacing a blank and unattractive wall at street level with an active frontage is a significant positive aspect. This is a requirement of Local Plan policy DM15.



Figure 24: ground floor site layout



Figures 25 and 26: existing (left) and proposed view (right) of Frith Road elevation

8.15 In addition to this the pavement on this side of Drummond Road is to be widened, by up to 0.7m. This is enabled by the removal of the current basement wall along Drummond Road. This is a benefit of the scheme and will enhance the east/west connection through the shopping centre which is promoted in the Old Town Masterplan

(see details below). A S.278 highways agreement would secure funding from the developer to resurface all of the pavements around the building.

8.16 The Council have been working on public realm improvements in this area that would include upgrading the public highway from North End down to the Frith Road / Drummond Road junction and across to the Frith Road / Keeley Road junction, including the creation of contraflow cycle lanes (note the developer would fund the works to the southern side pavement of Drummond Road and eastern side of Frith Road outside their site). A contribution towards sustainable transport measures of £180,000 has also been secured to mitigate the scheme and promote alternative sustainable modes of travel. This contribution could be put towards these highway improvements.

8.17 These aspects align with the relevant intentions of the Old Town Masterplan components OT3 and OT12 in this location, which seek to:

OT3

- Increase footfall;
- Activate blank frontages;
- Improved pedestrian connections to the area to increase the level of passing trade (particularly from North End)
- Improve north-south cycle movement through the area.

OT12

- Enhance the east-west connection through the Centrale shopping Centre from North End for pedestrians and cyclists.
- Increase tree planting and greenery along Drummond Road.
- Encourage activation of street frontages along Drummond Road.
- Traffic calming.

8.18 The internal layout at ground floor includes the placing of generous sized entrance lobbies in two prominent corners of the development. With the addition of an area for public art on the Block A Drummond Road return the scheme allows for a much greater level of activation along Drummond Road, which is welcomed. Officers recommend that the public art piece is embedded within the brickwork of the façade (rather than a piece that is 'tacked on') and therefore will need to be developed as early as possible, and a condition could secure this.

8.19 These entrance spaces also connect well with the interior of the site, particularly the Keeley Road entrance which allows views through to the communal landscape areas, as can be seen in the images below.



Figures 27 and 28: plan showing entrances shaded blue (left) and Block B entrance (right)



Figures 29 and 30: Block A entrance – outside (left) and inside (right)

8.20 Overall officers are supportive of the site layout, which has been rigorously reviewed throughout pre-application and which is now considered to provide a good level of space between the two blocks, whilst allowing for a design that both improves and engages with the wider street scene.

Appearance

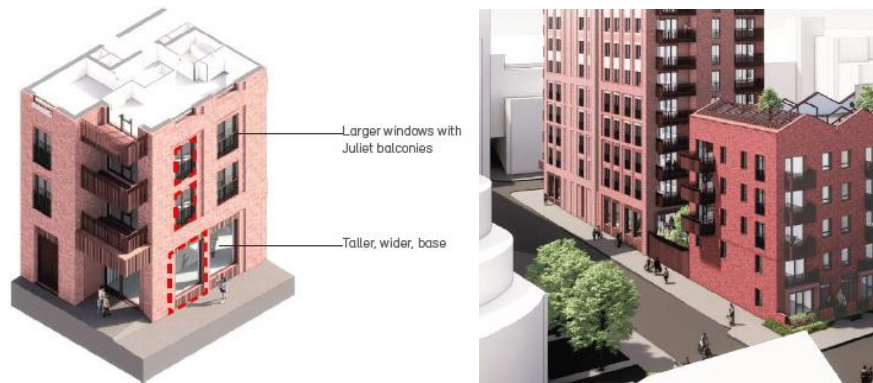
8.21 The local area surrounding the site is distinguished by two distinct urban character areas. The historic Old Town to the south and the mid-20th century central area to the north, including the Centrale and Whitgift shopping centres along North End. Frith Road along the south-western edge of the site, forms the boundary between these distinct areas. Block A sits opposite this threshold and the design of this building incorporates a level of design that demonstrates a good relationship with the surroundings buildings. A significant amount of analysis in relation to the contextual and character of this area underpins the design of block A, with notable features such as the Ground floor living room windows have been enlarged and framed to reflect the house bay windows, there is a consistent building line, upper floor apartments have been arranged to pair balconies and windows to create a consistent rhythm along the façade, a soldier course band of bricks runs around the building at first floor level picking up on the red brick band detailing of the terrace and rain water pipes have been located within the facade such that they aid in the subdivision of the facade to read as six sections, similar to the plot width of houses, as can be seen in the image below.



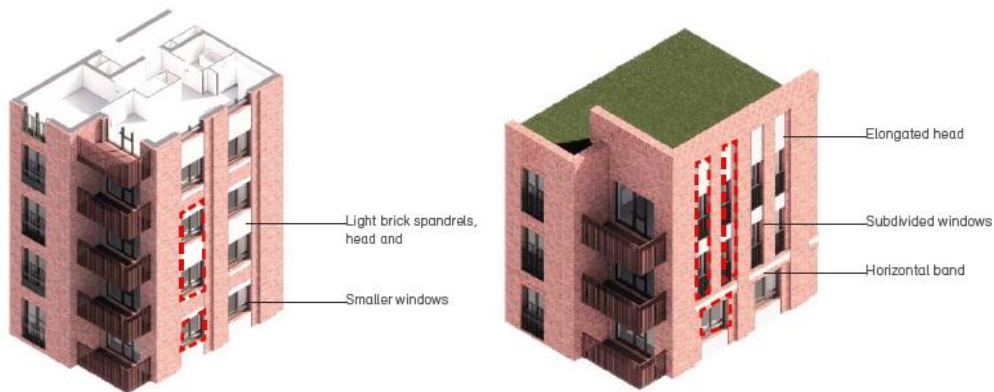
Figure 31: street view of Block A

- 8.22 Whilst the opposing properties tend to be finished in a yellow stock brick or rendered, there is a large amount of red brick buildings within the Conservation Area, so that the choice of a red brick as a base material would not be out of keeping.
- 8.23 The challenge for Block B is to make a transition away from the smaller domestic scale and context of the Frith Road and the Church Street Conservation Area, whilst respecting the wider Croydon context and adding interest and detail throughout. As such the composition of the elevations and their materiality play an essential role in breaking up the massing and providing relief, design interest and contributing positively towards local character. Pre-application designs drew heavily on the mid-20th century influences from central Croydon and had a rather flat grey appearance. As such a greater similarity between the blocks was suggested with a preference for the block B tonal material palette to follow that of block A, along with greater depth and interest.
- 8.24 The material palette consists two main bricks of differing tones (a lighter red/ pink multi brick) to the façades, complimented by an off-white brick to window surrounds linking the floors. Two mortar types are also proposed to differentiate between the lower (shoulder) and higher sections of block B - darker mortar to match the brick on the 16 storey element, and a lighter contrasting mortar on the 25 storey element. There are shared metalwork details to balconies, canopies, screens and gates across both blocks. The reddish metalwork colour would complement all the selection of bricks. The quality of the bricks and metalwork is paramount and would be secured by condition, subject to this the materials would provide sufficient depth and variation to create a successful appearance without over complicating the design.
- 8.25 Block B now has a very deep shadow gap (1m x 1.2m) between the two main elements of the building and projecting brick piers which create vertical subdivision and the perception of greater slenderness across the block. Horizontally the block has a clear distinction between the base, middle and top. At the base larger window openings are provided and align with the height of Block A (see images below). The middle floors are grouped using material tone and detailing above and below window openings. The top of both parts of the building are expressed as a taller element - single and double

storeys plus the roof parapet. The fenestration on these upper floors is further subdivided to pair narrower fully opening windows and Juliet balconies to each larger window below.



Figures 32 and 33: base of Block A (left) and Base section with Block A context (right)



Figures 34 and 35: middle segment of Block A (left) and Crown of Block A (right)

8.26 There are good reveal depths across both blocks (Block A and B are proposed as 185mm and 285mm (100mm brick pier plus 185mm window reveal respectively). Overall the design, detailing and materials are of a high quality finish, but would need to be secured by a robust condition.

8.27 Policy D4 of the London Plan promotes ongoing involvement of the original design team to monitor design quality of a development through to completion; given the importance of the architects in this matter their retention is proposed to be secured through the S106.

Landscaping

8.28 There is one tree on site (Keeley Road / Frith Road junction), which is in a poor condition, and therefore no objection to its removal. In terms of proposed landscaping there are three main areas where Residents can enjoy communal outdoor space. These are in the form of the garden courtyard at ground level, and, the two roof gardens provided for each building (all residents can access these spaces).



Figure 36: site wide landscaping locations

8.29 The ground floor space is more functional, and somewhat split, due to the ramp providing a route down to the basement, short stay cycle storage and the need to provide a route in from Keeley Road (and both buildings having doors into the courtyard). However, the area does provide excellent spill out space from the communal resident's rooms at the base of Block B.



Figures 37 and 38: area outside indoor communal area of Block B (left) and landscaping area between blocks (right)

8.30 The shared amenity spaces on top of both blocks are well considered, provided areas for rest, play and large areas of soft landscaping. The provision of landscaping throughout the development is acceptable.



Figures 39, 40 and 41: roof level amenity spaces (upper left), CGI of Block A roof level landscaping (lower left) and CGI of Block B roof level landscaping (upper right)

8.31 London Plan policy G5 requires major development to contribute to greening, setting a target score of 0.4. Urban greening calculations have been carried out, demonstrating the site achieves a score of 0.35 made up of the landscaping proposed at ground floor, terrace and roof levels. This includes biodiverse and intensive green roofs, as well as trees, shrubbery, climbing plants and ground flora. The policy recommends a target score of 0.4 for developments that are predominantly residential, which the scheme would fall just short of. The submission identifies potential options to increase the UGF score, including increasing areas of extensive green roof and increasing areas of green walls. However, both were discounted as extensive green roofs could not be used as amenity for residents (so would reduce the communal space) and there are fire safety concerns in relation to green walls. On balance this position is accepted by officers, subject to a condition requiring the minimum 0.35 score to be achieved, but also with further exploration of options to try and secure 0.4.

8.32 London Plan policy G6 requires that any development seeks to provide biodiversity net gain. The Biodiversity Net Gain Assessment identifies a net increase in ecological value of 1,836%. Considered there is a significant improvement over the existing site and that most parts that could be soft landscaped have been this aspect of the scheme

is acceptable. In addition the ecological appraisal has been independently assessed and no objection were raised subject to securing biodiversity mitigation and enhancement measures, which can be secured by condition.

Heritage

8.33 As outlined above, the proposed height, massing and layout successfully integrates with the general townscape and although Historic England have raised no specific comment about the proposed scheme, the impact on heritage assets needs to be given particular consideration.

8.34 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.

8.35 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets, and affords great weight to the asset's conservation. It states that:

“great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”

8.36 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification”, with less than substantial harm weighed against the public benefits delivered by the proposed development.

8.37 With regard to non-designated heritage assets, paragraph 203 of the NPPF states that:

“the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing...applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

8.38 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets, and Policy DM15 permits tall buildings which relate positively to nearby heritage assets. London Plan Policy HC1 states that developments should conserve historic significance by being sympathetic of the assets' significance and setting along with HC3 that protects strategic and local views. This policy goes on to state that new development can make a positive contribution to the views, and this should be encouraged.

8.39 The setting of a building is defined as ‘the surroundings in which a heritage asset is experienced’ in the glossary to the NPPF *“It's extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance of may be neutral.”*

- 8.40 The site is not within a Conservation Area, however, the site lies immediately adjacent to the Church Street Conservation Area and the Central Croydon Conservation Area is located to the east and south, just beyond Centrale, approximately 55m away. There are no statutorily designated heritage assets on the site, but a number of listed and locally listed buildings within the wider area. The development will be visible in the setting of the Conservation Areas and some other nearby heritage assets due to its height and form.
- 8.41 A detailed Townscape, Heritage and Visual Impact Assessment was submitted as part of the application. This assesses the impacts of the proposal on a range of nearby heritage assets, accompanied by views. The analysis of the views used the Zone of Theoretical Visibility approach (ZTV) to assess where views may be impacted. From this study it can be seen the key heritage impacts are a) the setting of the Church Street Conservation and longer-range views from Surrey Street within the Central Croydon Conservation Area.
- 8.42 Whilst the existing building rises from 5 to 11 storey, the proposal would significantly increase this height and at a quicker transition from the predominately 2 storey Victorian residential housing within the Church Street Conservation Area, as visible in the images below. As such the Church Street Conservation Area is the most affected designated heritage asset, as the proposed development is in close proximity and prominent in a number of the views of this asset. The massing and consequent articulation of volumes (stepping up in height away from the Conservation Area) have been designed to mediate the relationship between the houses and the height of Block A and Block B beyond, which has helped to limit the harm being caused to the setting of this Conservation Area. A reinstatement of a street frontage to Frith Road is a welcome improvement, along with public realm upgrade works, nevertheless, the height of the development adjacent to the Church Street Conservation Area would impact the setting in short and medium length views. Whilst this element of the development is considered to cause some harm, in terms of the setting of the designated heritage asset, officers have concluded that the harm caused would be less than substantial.



Figures 42 and 43: view from Frith Road, facing north west towards the Site without (left) and with (right) proposal

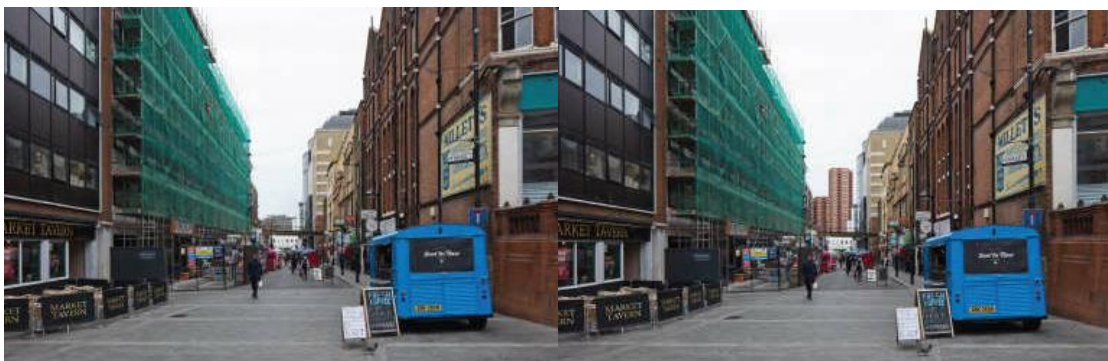


Figures 44 and 45: view from Tamworth Road at the junction with Frith Road towards the Site without (left) and with (right) proposal



Figures 46 and 47: view from the north-western pavement of Drummond Road, opposite Maclean House towards the Site without (left) and with (right) proposal

8.43 Likewise, the building would be visible at the end of views north from Surrey Street leading to some harm to the setting of the Central Croydon Conservation Area, which can also be placed at “less than substantial” as understood by the NPPF. This harm has been reduced and mitigated by the design which still allows for side sky space between the buildings either side of Surrey Street (it is worth noting that there is not a designated or local view along Surrey Street).



Figures 48 and 49: view from Surrey Street, close to junction with High Street facing northwest towards Croydon's Town Centre towards the Site without (left) and with (right) proposal

8.44 The proposed building, given its height, would have the potential to impact on important listed buildings within the town centre. Views of the Grade I listed Minster were tested but it can be seen from analysis that whilst the building can be seen from the area around the Minster, it would not directly compete with the Minster tower and would tend to sit within a backdrop of other taller buildings on the skyline, such similar impacts occur from other viewpoints within the Minster Conservation Area and overall, the impact is considered as relatively low and the lower end of less than substantial.



Figures 50 and 51: view from St Johns Road looking towards Croydon Minster and the Site without (left) and with (right) proposal

8.45 A number of views from within the courtyard of the Grade I Whitgift Almshouses, and one outside, were tested. One view (view point 18) shows that from a certain area in that courtyard the proposal would be visible over the ridge (see image below). A degree of harm exists but the proposal's mass would merge with other structures and the impacts could be seen as being towards the lower end of the scale.



Figures 52 and 53: view from south-east corner of Almshouses courtyard towards the Site without (left) and with (right) proposal

8.46 The taller element of the scheme would be visible from within the Croydon Minster Conservation Area. Whilst this would clearly be understood and experienced as part of the diverse urban townscape context beyond the boundaries of the conservation area, due to the strong and important connection between the Minster itself and the Conservation Area it sits within, and that a less than substantial impact on the Minster has been established above, the setting of the Conservation Area would also be impacted to the same degree, that being the lower end of less than substantial.

8.47 There are a number of heritage assets within the wider area where the proposed scheme could be seen within the setting, however, the impact is neutral as discussed below.

8.48 The taller element would also be visible within the setting of a group of Grade II Listed Buildings, namely No. 120 Church Street, Elis David Almshouses and the Rose and Crown Public House. However, there is a significant distance between these buildings and the proposed scheme, and as with the Croydon Minster Conservation Area the proposed building would be understood and experienced as part of the diverse urban townscape context that defines the shared setting of these Listed Buildings and would not there would not detract from an appreciation of them individually or as a group.

- 8.49 Wandle Park is a Locally Listed Historic Park and Garden and therefore classified as a non-designated heritage asset. There would be limited visibility of the taller element of the Proposed Development and given the built up and varied townscape character of central Croydon in this location no harm is identified.
- 8.50 No direct harm to the fabric of any designated heritage assets would occur as a result of the proposal. It is considered the proposed development would have a less than substantial impact on the setting of the Church Street and Central Croydon Conservation Areas. In addition to this the impact on both the Grade I buildings, Whitgift Almshouses and Croydon Minster, would be at the lower end of less than substantial. There is no harm identified to further surrounding heritage assets.
- 8.51 It is also important to draw member's attention to the recent 103-111 High Street appeal decision (reference 20/03841/FUL), which forms a material consideration. This site is visible in views south along Surrey Street and, like this application site, sits outside the Conservation Area. The scheme was refused on two grounds, one of which was adverse impact on the heritage assets, including the Central Croydon Conservation Area. Whilst the Planning Inspector did agree there would be less than substantial harm (at the lower end) caused from the 29 storey building, this heritage refusal reason was not upheld by the Planning Inspector. He concluded that the harm would be outweighed by the public benefits of the scheme, in that case delivery of homes, affordable units and employment provisions, as is the case for this scheme.

Balance

- 8.52 As harm has been identified to heritage assets the provision of paragraph 202 of the NPPF to weigh any harm against the public benefits of the scheme is enacted. When weighing the proposed harm to designated heritage assets against public benefits of the scheme - any harm is given considerable importance and weight. A balanced judgement toward harm caused to non-designated heritage assets is also required. Public benefits can include heritage benefits and great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 8.53 No direct harm to the fabric of any designated heritage assets would occur as a result of the proposal, however, harm has been identified to Central Croydon Conservation Area, Church Street Conservation Area, Croydon Minster Conservation Area, Croydon Minster (grade I listed) and Whitgift Almshouses (grade I listed) and therefore the statutory presumption toward preservation or enhancement has not been met. The level of harm is in each case less than substantial, and the lower end in relation to the latter three heritage assets. The number of assets affected adds further weight to the overall harm caused.
- 8.54 Public benefits...“could be anything that delivers economic, social or environmental progress as described in the 2021 NPPF” The NPPG continues stating that...“public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit”. The development does deliver a number of public benefits, including housing provision, a quantity of which would be for affordable housing delivered on site including wheelchair accessible homes, an improved public realm, including the replacement of the existing building with a high quality scheme (which includes reinstatement of a street frontage to Frith Road), a contribution towards wider transport network

improvements (particularly pedestrian and cyclist) and short-term employment derived from the construction of the development.

- 8.55 It is considered that these public benefit are sufficient to outweigh the less than substantial harm identified to the heritage assets outlined above and therefore as per requirements of the NPPF, making a balanced judgement as to the scale of harm and the significance of the asset, the impact is considered to be acceptable. Notwithstanding this, it is essential that the development provides an exceptionally high design quality in relation to materials and other detailed matters at planning conditions stage. This is to ensure that the building, which is visible in the setting of heritage assets, is one of which is perceived as being of excellent contemporary design which responds appropriately to its historic context.

Housing Mix and Affordable Housing

Housing Mix

- 8.56 Croydon Local Plan 2018 (adopted February 2018) policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. Policy DM1.1 allows for setting preferred mixes on individual sites via table 4.1. Applying table 4.1 to this site (Central setting with a PTAL of 4, 5, 6a or 6b within Retail Core area) shows a requirement of 5% 3+ bedrooms units unless there is agreement from an affordable housing provider (that these are not viable or needed). 6% (9) of the homes would be three beds, thereby meeting the policy standard.

Affordable Housing

- 8.57 Policy SP2.4 of the Croydon Local Plan 2018 seeks to negotiate to achieve up to 50% affordable housing, subject to viability. Part b) of the policy seeks a 60:40 ratio between affordable rented homes and intermediate (including starter) homes unless there is agreement that a different tenure split is justified (a minimum of three Registered Providers should be approached before the Council will consider applying this policy). The policy also requires a minimum provision of affordable housing as set out in policy SP2.5, which requires a minimum provision of affordable housing to be provided either:

a) Preferably as a minimum level of 30% affordable housing on the same site as the proposed development or, if 30% on site provision is not viable;

b) If the site is in the Croydon Opportunity Area or a District Centre, as a minimum level of 15% affordable housing on the same site as the proposed development plus the simultaneous delivery of the equivalent of 15% affordable housing on a donor site with a prior planning permission in addition to that site's own requirement. If the site is in the Croydon Opportunity Area, the donor site must be located within either the Croydon Opportunity Area or one of the neighbouring Places of Addiscombe, Broad Green & Selhurst, South Croydon or Waddon. If the site is in a District Centre, the donor site must be located within the same Place as the District Centre; or

c) As a minimum level of 15% affordable housing on the same site as the proposed development, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units) provided 30% on-site provision is not viable, construction costs

are not in the upper quartile and, in the case of developments in the Croydon Opportunity Area or District Centres, there is no suitable donor site.

- 8.58 The London Plan (2021) sets a strategic target of 50%, but allows lower provision to be provided dependent on whether it meets/exceeds certain thresholds, or when it has been viability tested. It should be noted as the London Plan (2021) was adopted after the Croydon Local Plan (2018), where there is a policy difference, then the most recently adopted policy should take precedent.
- 8.59 Policy H6 of the London Plan (2021) requires developments to provide 30% as low cost rented homes, either as London Affordable Rent or Social rent, allocated according to need and for Londoners on low incomes, 30% as intermediate products which includes London Living Rent and London Shared Ownership, with the remaining 40% to be determined by the borough.
- 8.60 The proposed development would provide 16% affordable housing by habitable room, which amounts to 22 homes. The tenure split would be 32% London Affordable Rent (6 x 2 bed 4 person – the duplex units located in Block A) to 68% Shared Ownership (9 x 1 bed 2 person and 7 x 2 bed 3 person – three 2 bed 3 person units are located in Block A with the rest within Block B) by habitable room, which translates to 6 London Affordable Rent units and 16 shared ownership units.
- 8.61 The application was subject to a financial viability appraisal (FVA), which has been scrutinised independently by Gerald Eve (GE). Furthermore, the GLA viability team have sent a report further to their Stage 1. This challenges a number of the FVA inputs as well as GE's review. This is particularly in relation to the Benchmark land value (BLV). The applicant has come to a BLV through two Alternative Use Value (AUV) approaches, namely a refurbishment of the existing building and redevelopment with an office building. In officers view both the AUV approaches adopted by the applicant should be discounted. The first is for the existing building being to be refurbished to provide 95 private residential units for either private sale or Build to Rent, however, minimal information to support this case has been provided and appears to have disregarded the fact that for the existing building to be fully refurbished with key structural changes taking place, a new planning permission would be required, which would require a policy compliant provision of affordable housing. No affordable housing is included, and as a result this approach is disregarded as it is not a realistic alternative use for the site. The second is for an office scheme, however, this would not be acceptable on the site due to the requirement for there to be no loss of residential accommodation. The evidence presented by GE to come to the BLV is supported by officers.
- 8.62 Additionally sensitivity tests also show that the proposed scheme is currently unviable and cannot afford further affordable housing. The conclusion (for both the applicant and GE's review) is that the scheme is in deficit. The applicant indicates a £8,656,376 deficit, whilst the Council's independent review suggests £3,542,135. The difference is mainly due to GE adopting higher values, some reduced costs and the different approach taken on BLV. Officers acknowledge the extent of deficit, but weight needs to be given to the uniqueness of this case. Despite being unviable, the applicant needs to recoup some of the costs incurred by repurchasing the building due its structural faults which made it unsafe and not fit for occupation. In addition to this the applicant is also looking to re-provide residential units in Croydon, along with a portion of affordable housing that was not previously provided previously but for which there is great need. This acts as a unique example of best practice in relation to the

management and resolution of historic fire safety issues in light of the Grenfell tragedy, which is strongly welcomed.

- 8.63 With 30% on-site provision established as not viable, Policy SP2.5 (b) is engaged, but there are no 'donor sites' available. Part (c) of SP2.5 requires an absolute minimum on site delivery of 15%, with a review mechanism up to equivalent 50% overall provision, provided 30% is not viable and construction costs are not in the upper quartile. The applicant proposes 16% affordable housing by habitable room that has been independently reviewed as the maximum reasonable, which exceeds the minimum policy requirement, the legal agreement would secure a review mechanism (more in the paragraph below) and construction costs are not in the upper quartile (as confirmed by GE). Therefore the offer meets the minimum provision of affordable housing as required by Policy 2.5 of the Croydon Local Plan 2018.
- 8.64 The Mayor of London's Affordable Housing and Viability SPG states that where developments meet or exceed 35% affordable housing without public subsidy (subject to the tenure mix being to the satisfaction of both the LPA and GLA), such schemes can follow the 'fast track route', whereby they are not required to submit viability information and will only be subject to an early viability review. The proposal does not meet 35% and is therefore public subsidy is not available, nor can the scheme follow the 'fast track' route. Schemes that do not qualify for the 'fast track' route, must follow the 'viability tested' route which this application has done. London Policy H5 (f) states that (non-phased) viability schemes will be subject to early and late stage review mechanisms, which are recommended. This would capture any changes (for example increase in home prices/reduction in construction costs) which may result in increased affordable housing provision and/or contribution. For clarity, officers adopt the deficit provided in the GE independent review for the purposes of the affordable housing review mechanisms.
- 8.65 In terms of the tenure split, SP2.4 b) permits a variance from 60:40 (affordable rented to intermediate) if a Registered Provider agrees a different tenure split is justified. Evidence from three Registered Providers has been submitted and confirms that a mixed tenure block comprising rented and shared ownership units within Block B would be challenging in terms of future management and keeping service charges affordable for the rented properties. Block A works because the LAR homes are the duplexes accessed from Frith Road, so they have independent access thus avoiding the no need for certain service charge elements (such as internal cleaning or hared corridors), with 3 shared ownership homes on the first floor and private for sale above. Block B than contains 13 shared ownership homes with the remainder private for sale. Therefore Policy SP2.4 is met and the 32:68 split is supported. This also meets London Plan policy H6 on affordable housing tenure, as the minimum 30% is secured as London Affordable Rent.
- 8.66 The applicant's planning statement states that as well as the minimum site requirement compliance, the affordable housing offer could be made via vacant building credit (VBC). Croydon Local Plan Policy DM3 deals with VBC, promoting redevelopment by applying a vacant building credit such that affordable housing requirements will only apply to the net increase in floor space. The scheme would achieve an uplift of 62% affordable housing by habitable room on the uplift only. However, the FVA states the following "*The existing building is considered to meet the relevant tests for application of the Vacant Building Credit (VBC). This approach would effectively adjust the policy target for affordable homes to a proportion of the net uplift in area compared to the existing building. However, given GLA policy requiring viability testing for VBC*

schemes and the outcomes of this testing (indicating the proposal is substantially in excess of what would usually be considered to be the maximum reasonable level), the VBC approach has not been considered further". On this basis the policy test for whether VBC is applicable or not has not be undertaken as part of report.

8.67 The GLA has suggested that the scheme's viability could be improved if the layout of three flats per floor on the tallest part of the site was made more efficient. The only way to do this would be to raise the shoulder, however, given the importance of the side sky space (as indicated above in the heritage and Design and impact on character of the area sections) this would have negative townscape and heritage impacts so exploring this option has not been suggested. Officers feel the appropriate balance has been struck between delivery of affordable housing and heritage impacts, and have this scheme before us to determine.

Quality of residential accommodation

8.68 London Plan 2021 policies D5 inclusive design, D6 housing quality and D7 accessible housing seek the highest standards of accommodation for future occupiers. Policy sets out quantitative and qualitative standards, including minimum floor space and amenity standards for new builds in order to promote high quality living accommodation.

8.69 Croydon Local Plan policy SP2.8 relates to quality and standards, requiring all new homes to meet the standards set out in the Mayor of London's Housing SPG (now covered in D6 identified above) and the National Technical Standards 2015. Croydon Local Plan policy DM10.4 has a number of requirements in relation to providing private amenity space for new residential development. The relevant policy points seek a high quality design; a functional space, a minimum amount (5sq m per one/two person unit and extra 1m² per person after that), minimum of 10m² per child of new play space. Croydon Local Plan policy DM10.5 requires the inclusion of high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

8.70 The Department for Local Government and Communities Technical Housing Standards 2015 is also relevant.

Size and layout

8.71 All of the proposed residential homes meet and many exceed the minimum floor space standards set out in the London Plan (2021). All homes would have private amenity space that meets or exceeds policy standards.

8.72 London Plan (2021) states that developments should maximise the provision of dual aspect units, with single aspect units only provided where it considered to be a more appropriate design solution in order to optimise capacity, and where it can be demonstrated they will have adequate passive ventilation, daylight, privacy and avoid overheating. The layout of the scheme has helped to maximise the amount of dual aspect units, at 72% and there are no single aspect north facing units, which is welcomed. An overheating assessment was submitted which demonstrates the proposal maximise passive and active design measures, reducing the risk of overheating as far as practical.

Daylight and sunlight

8.73 The applicant has submitted a sunlight and daylight report that has been carried out in accordance with 2022 BRE guidance. In terms of daylight, the assessment considers

the spatial daylight autonomy (sDA) - see Appendix 2. 90% (326) of the total rooms tested (363) meet or exceed the sDA levels recommended for dwellings. Of those falling short, 16 (4.4%) of these are open plan Living/Kitchen/Dining (LKDs) fall short of the level recommended level for rooms including a kitchen (200 lux), but do comply with a slightly lower level recommended for living areas (150 lux) so can be considered acceptably daylighted rooms. A further five LKDs (1.4%) and four bedrooms (1.1%) fall short only marginally (achieving over 40% or more of their area, instead the required 50%). The remaining rooms that fail are eight LKDs (2.2%) and four bedrooms (1.1%). These are all found at the lower levels, up to third floor. In addition to their location, the LKDs have balconies, which reduces the daylight ingress, but the trade-off is accepted, given the importance for private outdoor space. The four bedrooms are all at first floor, two located to the rear elevation of Block A directly opposite Block B and the other two facing the Central car park. Given the challenging nature of the site and the very high proportion of compliance, this is acceptable.

8.74 In terms of sunlight, of the proposed dwellings 96% of them (138) would meet or exceed BRE guidance. The majority of these units (119) would achieve the recommended sunlight exposure to the main living space which is preferable. Six units do not achieve the 1.5 hours of sunlight on 21 March. The only unit falling short in Block A is located on the first floor, behind the rear elevation. It falls short by only two minutes and so it is still considered to provide adequate levels of sunlight throughout the year. The remaining five units are located at the north corner of Block B, on first to fifth floor. Having a northerly aspect, these units have an inherently lower expectation for sunlight. Given the challenging nature of the site and the very high proportion of compliance, this is acceptable.

8.75 Outdoor amenity spaces have also been tested and shows that the three communal outside areas all exceed the BRE's minimum recommendation.

8.76 Overall an acceptable level of sun and day light is achieved. Officers are also satisfied that where BRE standards have not been achieved that this is due to a combination of factors including site optimisation, site characteristics and design considerations.

Outlook and privacy

8.77 Paragraph 6.80 of the Croydon Local Plan states "*A minimum separation of 18-21m between directly facing habitable room windows on main rear elevations is a best practice 'yardstick' in common usage and should be applied flexibly, dependent on the context of the development to ensure that development is provided at an acceptable density in the local context*".

8.78 The ground floor units on Frith Road have an area of defensible space and are duplexed so retain a good level of privacy. The units at the rear of Block A (at the lowest level) are both raised and protected by defensible space from any overlooking from the communal outdoor space. The flank elevation of Keeley House closest to Block A does not have any flank windows so would not result in any loss of privacy to future occupiers. Block A has good levels of outlook and privacy from neighbouring buildings.

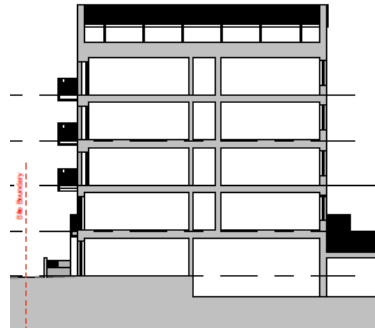
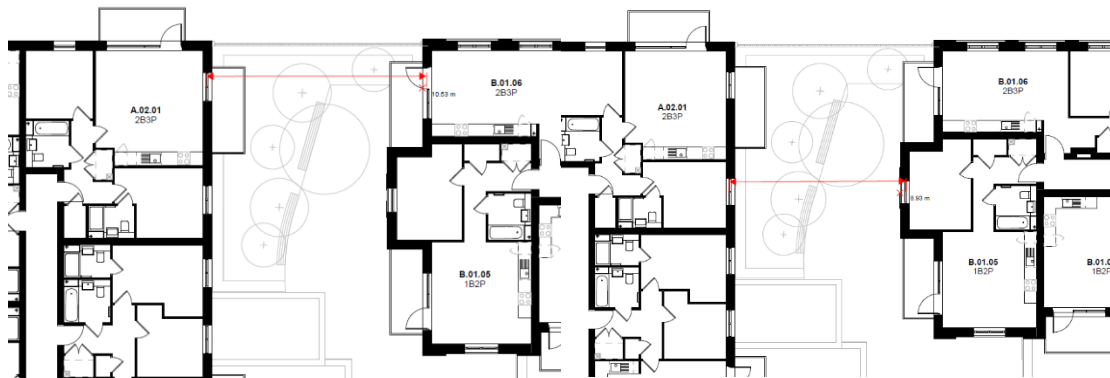


Figure 54: section drawing of Block A (Frith road to the right and landscape area to the left)

8.79 The closest distance between habitable windows on Blocks A and B is approximately 9m with the majority of units separated by 10.5m. Whilst these distances are relatively limited, the units that are subject to this proximity have other windows within the units that are not directly overlooked. On this basis the relationship, in terms of outlook and privacy between the units in Tower A and B is, on balance, considered acceptable.



Figures 55 and 56: window to window distances between Block A and Block B

8.80 There is sufficient separation between the proposed units and the commercial properties (where clear windows are evident on the upper two floors above the shops on the ground floor) on the opposing side of Keeley Road for there to be no detrimental impact on the future occupiers privacy or outlook.

8.81 Keeley House is located to the south east of Block B. The Keeley House elevation (see image below) facing Block B is staggered, with no flank windows on the closest element, two windows (first and second floor both serving a bedroom) on the middle part and a number of neighbouring windows on the furthest element (in terms of habitable rooms, they serve bedrooms and living rooms). The proposed development has moved approximately 1m closer to the south east boundary and therefore towards Keeley House than the existing building.

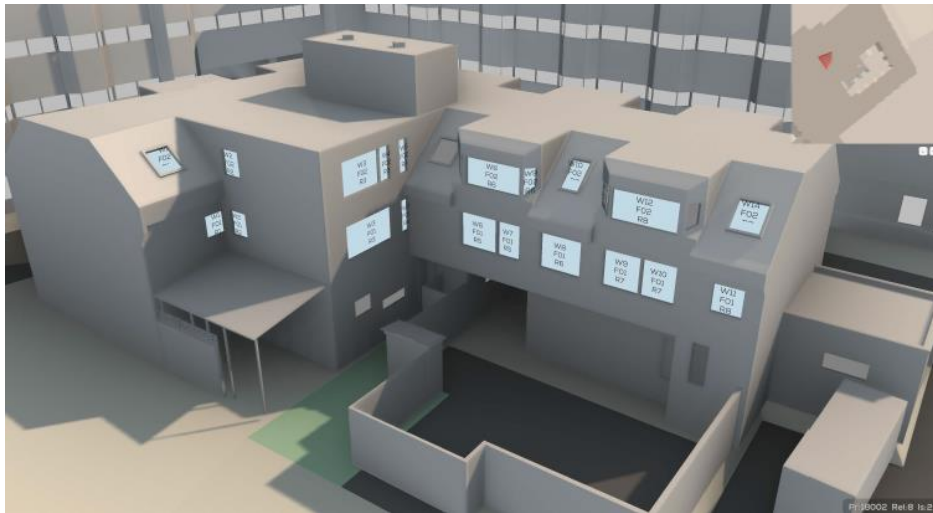
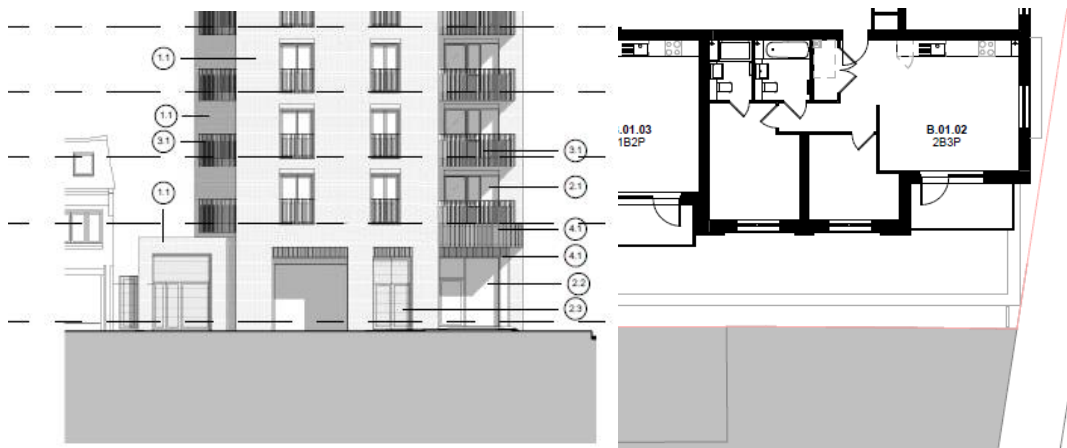
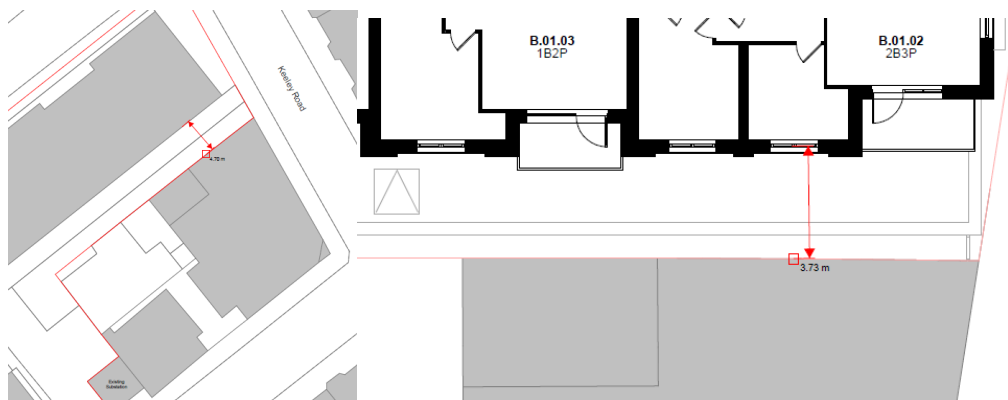


Figure 57: window map of Keeley House

8.82 Proposed units B.01.02 and B.02.02 are located on the 1st and 2nd floor by the blank part of the Keeley House elevation. They are sited at a distance of approximately 3.7m and there are no neighbouring windows in direct alignment. These units are dual aspect with the living rooms fronting Keeley Road, on that basis the outlook and privacy of these units is acceptable. It is worth noting there are existing flats (albeit currently unoccupied) within existing building that have a similar relationship.



Figures 58 and 59: Keeley Road elevation of Block A showing relationship with Keeley House (left) and location of unit B.01.02 (right)

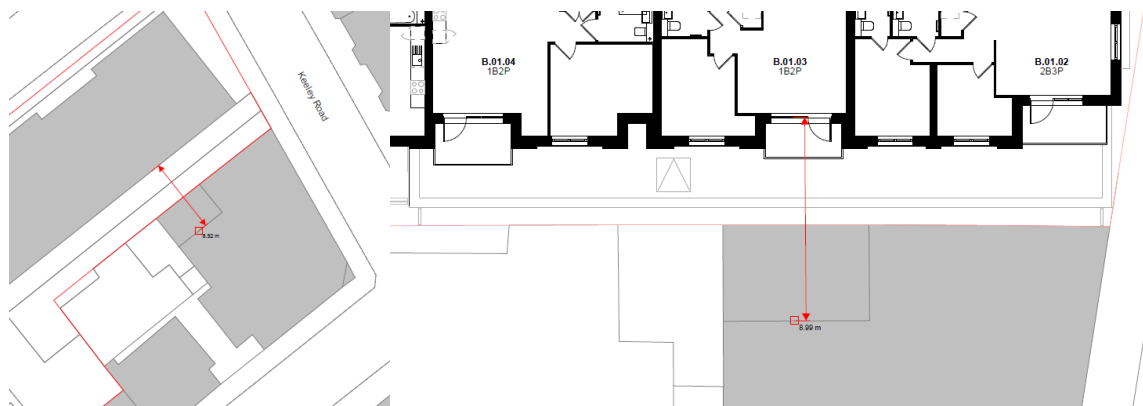


Figures 60 and 61: existing with 4.7m separation (left) and proposed (right) 3.7m separation distances between Block B and Keeley House

8.83 The closest window relationship between Block B and Keeley House is at the middle part of the Keeley House elevation. The current separation is 8.9m with a balcony attached beyond this. As the most directly aligned windows in the proposed scheme are set back in this position the proposed distance, window to window is 8.9m, with a balcony beyond. On that basis the relationship is very similar. Whilst the separation distance is not ideal, given the existing relationship and the built up town centre context (where a certain level of mutual overlooking is not uncommon) it is not considered to be so harmful as to warrant a refusal reason.

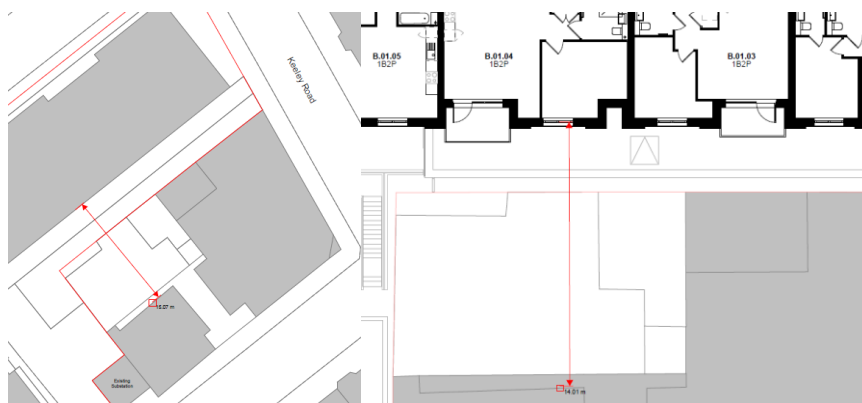


Figures 62 and 63: relationship between existing building and Keeley House close up (left) and at a distance (right)



Figures 64 and 65: existing 8.9m separation (left) and proposed (right) 8.9m separation distances between Block B and Keeley House

8.84 The widest area between the Block B and Keeley House would be 14m (a decrease in 1m from the current separation). There would be a number of habitable room windows facing each other at this distance, however, given the existing relationship this separation would still provide adequate levels of privacy and outlook for future occupiers, especially given the built up town centre context



Figures 66 and 67: existing 15m separation (left) and proposed (right) 14m separation distances between Block B and Keeley House

- 8.85 Block B is 12.75m (at its closest point) from the Central Shopping Centre to the north, which is consistent with the established relation with the existing building.
- 8.86 In conclusion on outlook and privacy, whilst officers acknowledge the separation distances in a number of instances are well below the 'yardstick' of 18-21m, that distance should be applied flexibly, dependant on the context. In this case, the context of the existing building on site and its established relationship for the occupiers of those units (when they were occupied) forms a consideration that should be given considerable weight.

Wind

- 8.87 The submitted wind study (which utilised wind tunnel testing) indicates that all of the balconies and ground floor shared outdoor space would achieve wind conditions that are suitable for their intended external amenity use without mitigation. Subject to mitigation (screening and a roof to the garden pergola with porosity no greater than 50%), which can be secured by condition, the upper level shared terrace would also be suitable for their intended uses.

Noise

- 8.88 The agent of change policy (D13 of the London Plan) puts the responsibility for mitigating impacts from existing noise generating uses (in this case a nursery at Keeley House) on the proposed noise-sensitive development.
- 8.89 The Environmental Health officer has reviewed the submitted noise and vibration assessment, and raises no objections, stating that the recommendations (namely the provision of enhance glazing and ventilation of appropriate specification as detailed with the assessment and limits on plant noise) are appropriate and should be secured by condition.

Private/Communal Amenity Space and Child Play Space Provision

- 8.90 London Plan policy SP4 play and informal recreation seeks, for residential developments, good-quality, accessible play provision for all ages and at least 10sqm of playspace should be provided per child. Croydon Local Plan policy DM10.4 and DM10.5 set minimum requirements for the provision of communal amenity space and children's play areas that will be required in new flatted development. This scheme must provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator.
- 8.91 All homes would have access to private amenity space in the form of a balcony which meets policy standards.
- 8.92 Communal amenity space has been designed to provide places for resting, socialising and play, whilst also increasing biodiversity. The images of benches, tables and play equipment are welcomed and alongside other features, providing a range of different spatial experiences and cater for multiple users. Detailed plans and specifications for play equipment, along with the soft and hard landscaping, will need to be secured by condition (given the changes possibly required by microclimate mitigation) and the requirement to understand density of planting.

8.93 A total of 1,018sqm (306sqm (courtyard), 519sqm (Block A roof), 193sqm (Block B roof)) of landscaped communal amenity space would be provided across the development, which is a significant amount and supported.

8.94 The proposal identifies 244sqm of play space across the two roof terraces, which would cover the need for age groups 0-4 and 5-11 and exactly meets the requirement for these age groups. Play space for all pre-secondary school children is accommodated on site.

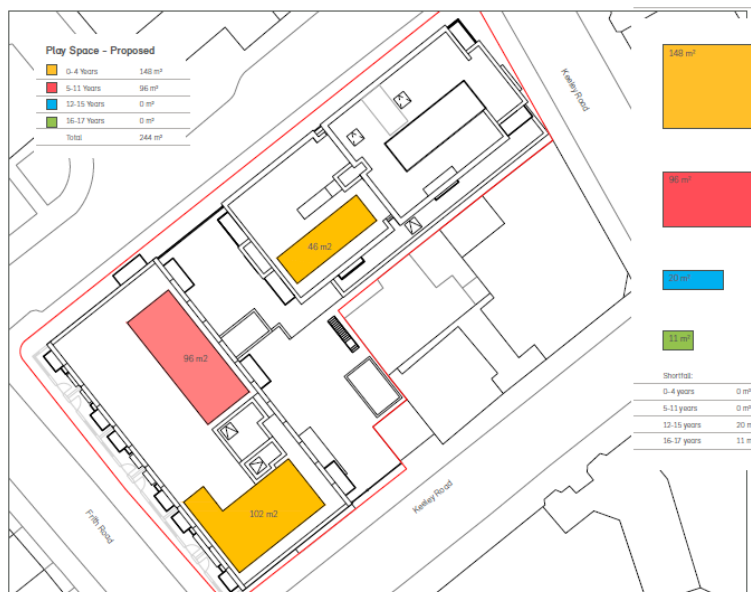


Figure 68: location of play space within development

8.95 Although there is space within the overall landscaping areas the proposal does not provide play space for the 12-15 and 16-17 year age ranges (with a requirement for 31sqm), highlighting that due to the sites constraints to provide meaningful play for older children these children will be encouraged to visit Wandle Park, which is within close proximity. Whilst this position is accepted the scheme stills needs to mitigate against the shortfall of older children play space. A financial contribution of £4,309 will be secured in lieu of this shortfall based on the costs of equipping an area of approximately 31sqm with suitable equipment and including an allowance for future maintenance.

8.96 The noise impact assessment additionally found the outdoor spaces within the scheme to be suitable without mitigation, as confirmed by the environmental health officer.

Fire safety and accessibility

8.97 Although fire safety is predominantly a building regulations issue, policy D12 of the London Plan 2021 requires developments to achieve the highest standards of fire safety for all building users. The policy sets out a number of requirements, with the submission of a Fire Statement (an independent fire strategy produced by a third party suitably qualified assessor) setting out how the development has been designed and will function to minimise fire risk.

8.98 Policy D5 B 5) of the London Plan requires that in all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

- 8.99 The fire statement has been drafted by a Director of MSC Fire Engineering Ltd who is registered with the Institute of Fire Engineers as a Member of the Institute. The report has been checked by an Associate Director of MSC Fire Engineering Ltd who holds a BEng (Fire), is a chartered engineer (CEng) and is registered with the Institution of Fire Engineers as a Member of the Institute. The statement has therefore been prepared by a suitably qualified assessor. The GLA have confirmed they are satisfied with the submission in relation to fire.
- 8.100 The Health and Safety Executive (HSE) have reviewed the submission and are satisfied with the information provided, raising no substantive objections. Block A contains a single stair that represents the only route for evacuation and firefighting operations. Building B contains two stairs that serve all the upper floors. One of the stairs stops at the ground floor and only one serves the basement, which the HSE confirm as the correct solution for this development.
- 8.101 Both blocks will be provided with an evacuation lift, with Block B also being provided with a fire fighting lift as it is over 18m. This will ensure safe and dignified emergency evacuation for all users in line with London Plan (2021) policy D5 and can be secured by condition.
- 8.102 Supplementary comments have been provided by the HSE (which do not form part of the substantive response) highlighting that the single stair in Block A connects with the refuse store by way of a protected corridor and that the refuse area also has direct access to the outside. Connecting any ancillary area to a stair is only suitable for a small building (under 11 m in height, whereas Block A is 12m) or a building that contains at least two stairs serving all upper floors. The HSE state that some internal alterations may be required which are unlikely to affect land use planning considerations. This has been raised with the applicant's fire engineer, who has confirmed in their view these matters can be overcome. Given that this element would not materially impact planning matters, no objection has been raised from the HSE and that separate regulation (Building Control) will be required for these elements, the scheme is considered acceptable in terms of fire.
- 8.103 10% (14 units) would meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and the remaining units would meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and therefore satisfy Policy D7 of the London Plan and can be secured by condition. It is important to note that all of the M4(3) units are contained within Block B, which is logical as the blue badge parking is all located within the basement accessed via the lift core of this Block. This does mean that there are no M4(3) units within the London Affordable Rented homes, but the 6 units are all duplexes where M4(3) compliance is more challenging. This is on balance accepted.
- 8.104 Overall, the proposed development would provide well-designed homes that would provide a high standard of residential accommodation.

Impact on neighbouring amenity

- 8.105 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, daylight, sunlight, outlook or an increased sense of enclosure. There are a number of buildings surrounding the site requiring consideration in terms of

daylight/sunlight impact. This aligns with the requirements of Policy D9 of the London Plan in relation to tall buildings.

8.106 Paragraph 6.80 of the Croydon Local Plan states “A minimum separation of 18-21m between directly facing habitable room windows on main rear elevations is a best practice ‘yardstick’ in common usage and should be applied flexibly, dependent on the context of the development to ensure that development is provided at an acceptable density in the local context”.

8.107 There are a number of commercial units to the north east, east and south east of the site all within Centrale shopping centre and the ground floor of Keeley House (nursery). Given the nature of these units and the existing built form on the site it is not considered that there would be any harm sufficient to warrant a refusal reason. It is considered that the most critical relationships to consider are the residential units on the opposing side of Frith Road and the flats within Keeley House.

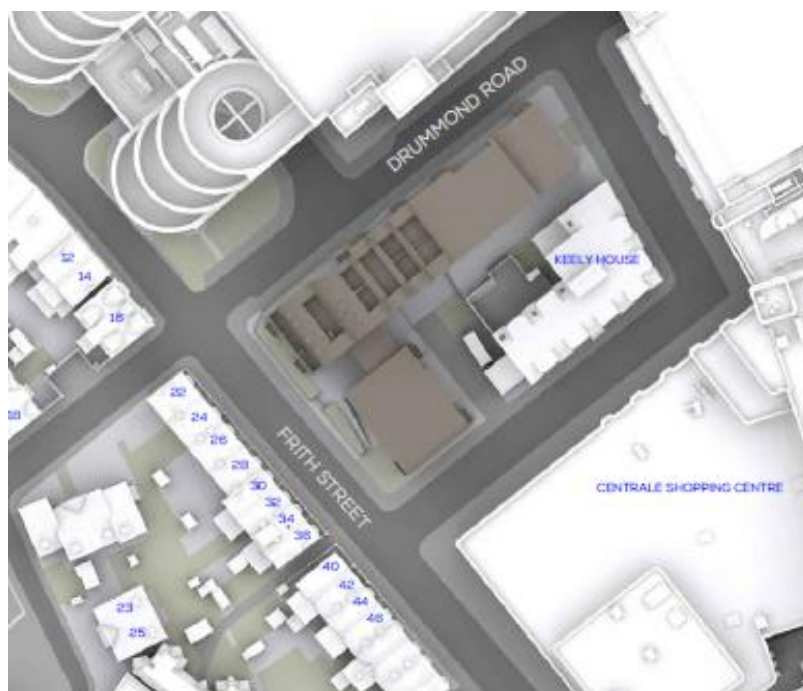


Figure 69: surrounding neighbouring properties

Outlook and Privacy

Frith Road

8.108 Numbers 22-36 are two storey buildings opposite the site and separated from the existing Citiscape building by approximately 17.5m - 19m (going from No.22 to 36). Block A would be slightly closer to some of these properties, resulting in separations of approximately 17.5m - 16.5m (going from No.22 to 36) and taller across the whole Frith Road frontage, increased from 4 to 5 storeys (with gable frontages above). Although the proposed building is slightly closer to these neighbours, and there would be more windows, the distances are considered sufficient to prevent against any harmful overlooking. Properties No.16 (and northwards) and No.40 (and southwards) are not in direct alignment and further removed, and as such no harmful loss of privacy would occur. Although Block A is taller and within closer proximity (in part) the opposing buildings are dual aspect; this internal layout and the distances mentioned above is sufficient to preclude any harmful loss of outlook.

Keeley House

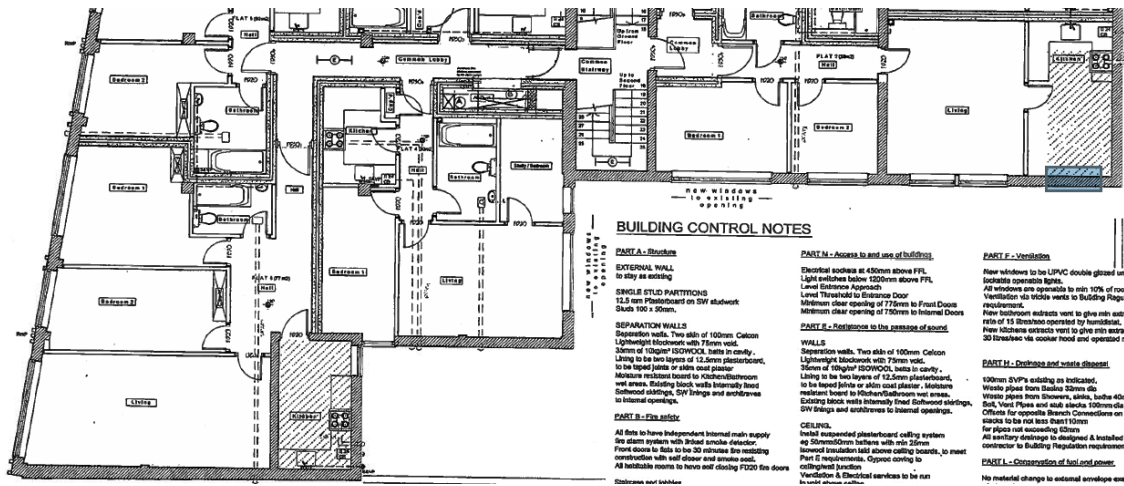


Figure 70: Keeley House First floor layout

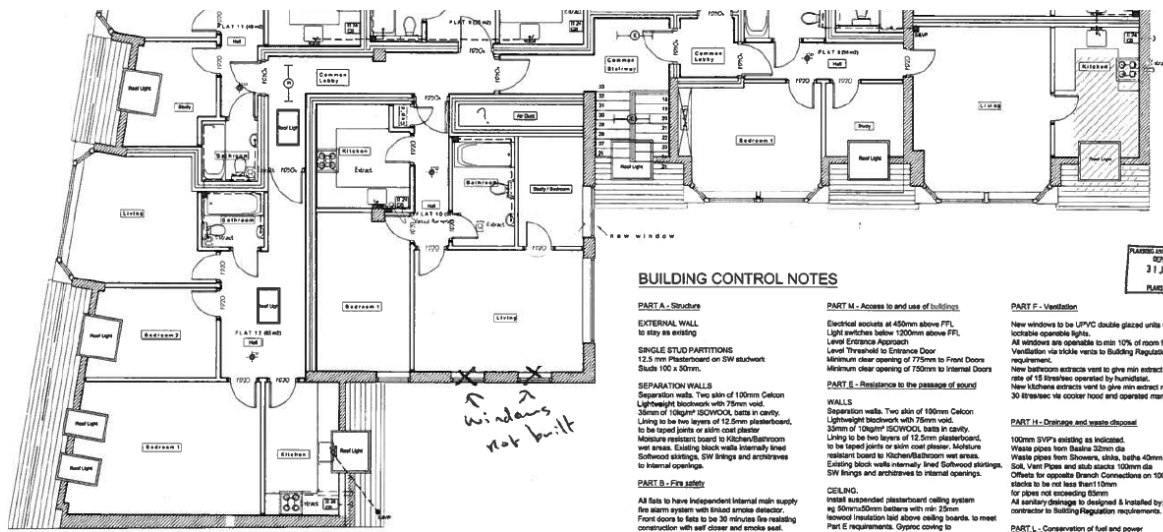


Figure 71: Keeley House Second floor layout

8.109 Flats 6 and 12 (bottom left flat within figures 70 and 71 above) have no windows facing towards the site and are not considered to have their outlook or privacy materially harmed by the proposal.

8.110 Flats 4 and 10 have the same layout, with the living room and bedroom/study room facing towards Block A. The distance from Block A and angle of orientation from Block B would mean that any overlooking would be from an oblique or far distance to such an extent that it would not result in harmful overlooking, especially above and beyond the existing arrangement. There is a bedroom window within each of these flats that faces towards the application site with a separation distance of between approximately 7.9m (to edge of balcony) to 8.9m (to the inset areas). This distance is very similar to the existing situation of approximately 8.9m and the existing building also has balconies facing Keeley House. Given the existing situation, the fact these flats are dual aspect with habitable rooms facing Block A which has a greater separation and the rooms facing Block B are bedrooms whereby the main use is for sleeping the relationship is considered, on balance, to be acceptable.

8.111 Flats 2 and 8 have all rooms facing towards Block B at a distance of 14m, which is only 1m less than the existing arrangement. Given this and the built up nature of the area, where a certain level of overlooking and intrusion is not uncommon, no significant additional harm to the occupier's amenities beyond that which currently exists on site from the existing building is envisaged.

8.112 Overall, given the existing situation, density of the surrounding built form and closely related development in a central location it is expected that there will be a degree of mutual overlooking and visual impact for occupiers, so is on balance acceptable.

Daylight and Sunlight

8.113 Paragraph 125 of the NPPF states, in part c) that *“local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”*.

8.114 The Mayor of London’s Housing SPG also endorses a flexible approach to daylight and sunlight, stating:

“An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.

The degree of harm on adjacent properties and the daylight targets within a proposed scheme should be assessed drawing on broadly comparable residential typologies within the area and of a similar nature across London. Decision makers should recognise that fully optimising housing potential on large sites may necessitate standards which depart from those presently experienced but which still achieve satisfactory levels of residential amenity and avoid unacceptable harm.”

8.115 Furthermore, the OAPF notes that *“It is recognised that in heavily built up areas such as the Croydon Opportunity Area, new development will inevitably result in some level of overshadowing and overlooking of neighbouring properties and amenity spaces. It should be noted that the existing pattern of development in the central part of the COA is not conducive to the application of normal planning guidelines for sunlight and daylight. As such, as part of new development proposals, there will need to be a flexible approach to the protection of natural light for existing properties.”*

8.116 Officers consider that, given the central Croydon location and the fact a tall building already exists on site, this it is a site where flexibility to BRE standards can be applied.

8.117 The daylight and sunlight report covers the potential impacts of the proposed scheme on neighbouring buildings. A series of residential properties were considered (including those in Tamworth Place and North End) but only those that did not adhere to the numerical values set out in BRE are discussed below. The buildings that have been assessed are as follows and can be located in figure 69 above:

- 22 to 36 Frith Road
- Flats within Keeley House

22 to 36 Frith Road

- 8.118 22 to 36 Frith Road are a row of terraced houses located directly opposite to the west of the scheme.
- 8.119 In terms of daylight, 42 windows and 18 rooms were assessed using the Vertical Sky Component (VSC) test – see Appendix 2. Of the 42 windows tested, 11 (26%) remain BRE compliant. Of the 31 windows that do not meet, three remain compliant against the VSC to room assessment.
- 8.120 Of the remaining 28 windows, 20 would experience minor adverse changes, with six of these 20 windows retaining in excess of 20% VSC and a further 10 retaining a mid-teen value in excess of 15% VSC which has been established as acceptable on appeal decision where tall buildings are located and flexibility should be applied. The remaining four windows are all located on ground floors and are return windows on the front bays, limiting daylight receipt. These windows form part of the a bay window, with the room benefiting from two further window panes and the rooms themselves will retain in excess of 15% VSC. The final eight windows will experience a moderate adverse impact, but will retain a mid-teen value in excess of 15% VSC.
- 8.121 In terms of daylight distribution, 18 rooms were assessed using the No Sky-Line test (NSL) – see Appendix 2. Of the 18 rooms assessed, seven (39%) would experience no noticeable alteration in daylight distribution. Of the 11 rooms that do not comply, 10 rooms would experience minor and moderate adverse impacts. The final room, a bedroom to no. 30 Frith Road, would experience a major adverse impact (a 46% reduction).
- 8.122 In terms of sunlight, 8 windows have been assessed (as they are orientated within 90 degrees due south) using the Annual Probable Sunlight Hours test (APSH) – see Appendix 2. Of the 8 windows assessed, six (75%) remain BRE compliant. The two windows which do not meet serve 24 and 26 Frith Road, experiencing minor adverse reductions of 30% and 26% respectively. These windows are orientated at 84 and 82 degrees from due south and as a result they will only have an oblique access to sunlight and it would be difficult for these windows to meet the target values.
- 8.123 Whilst there are breaches of the BRE guidelines as identified above, generally good levels of daylight and sunlight are retained for 22 to 36 Frith Road. Whilst moderate and major adverse impacts are not ideal, taking into account the context of a relatively dense urban environment in the CMC, OAPF and ‘edge area’ (where tall buildings may be acceptable) and the fact a number of the failures are to a certain extent due to the self-limiting form of the bay windows, no objection is raised by officers.

Keeley House

- 8.124 Keeley House is a mixed use building with commercial use at ground floor and flats above.
- 8.125 It would appear that the Keeley House permission from 04/04754/P (conversion of upper floors to provide an additional 5 one bedroom and 5 two bedroom flats and refurbishment of the existing 2 flats) was not built out exactly as per the approved plans, particularly in terms of window positions. It would appear to be more in accordance with the subsequently approved Building Control plans (this has confirmed to be the case by an agent representing Keeley House). The daylight and sunlight

report was updated during the course of the application so that the window mapping diagram does reflect the as built window positions on this building.



Figures 72 and 73: Keeley House rear elevation (left) and window mapping (right)

- 8.126 The 04/04754/P planning permission was granted with the existing Citiscapex building in place. This permission accepted the homes within Keeley House would experience relatively low levels of daylight. Consequently, any change in massing on the application site will inevitably result in larger proportional reductions.
- 8.127 In terms of daylight, 22 windows and 16 rooms were assessed using the Vertical Sky Component (VSC) test. Of the 22 windows tested, 11 (50%) remain BRE compliant. Of the 11 windows that do not meet, one remains compliant against the VSC to room assessment.
- 8.128 Of the remaining 10 windows, four would experience minor adverse changes, four experiencing moderate adverse changes, with the final two windows experiencing major adverse impact (63% reduction for a bedroom in Flat 4 and 45% for a bedroom in Flat 10). All of these, with the exception of one window, have existing low levels of VSC between 2-11%, so a relatively modest absolute change of between 1.5-3.6% causes a disproportionate large percentage change. The final window that would fail would see an absolute change in VSC of 4%, which is unlikely to give rise to a noticeable change, whilst the room has a lower absolute change of 2.6%.
- 8.129 In terms of daylight distribution, 16 rooms were assessed using the No Sky-Line test (NSL). Of the 16 rooms assessed, 14 (88%) experience no noticeable alteration in daylight distribution. The two rooms that do not comply experience major adverse impact in excess of 40% reduction (98% reduction for a bedroom in Flat 4 and 85% for a bedroom in Flat 10). Both of these rooms are bedrooms, with absolute changes of 3.9% and 4.4% meaning it is unlikely to be a noticeable change. Furthermore, the BRE acknowledges that bedrooms are less important than other habitable uses. It is also important to note that these two bedrooms that receive a major adverse impact appear to have been created without planning permission (albeit now exempt from enforcement action given the length of time that has passed). It is also worth noting seven windows will see an improvement in sky visibility, ranging from 21-209% improvements.
- 8.130 In terms of sunlight, 7 windows have been assessed (as they are orientated within 90 degrees due south) using the Annual Probable Sunlight Hours test (APSH). Of the 7 windows assessed, all remain BRE compliant.
- 8.131 Overall the loss of daylight to Keeley House outlined above is regrettable and this has to be balanced against some improvements. Weight is given to the 04/04754/P

planning permission accepting relatively low levels of daylight for homes within Keeley House, meaning any change in massing will result in larger proportional reductions. Taking this into account, combined with the opportunity area location, the relatively dense urban environment, the fact the brownfield site contains a vacant building and the policy steer to apply application of the BRE guidance flexibly (noting sunlight compliance), when balancing the benefits of the scheme against the harm of these impacts, officers raise no objection.

Microclimate

8.132 Paragraph 6.71 of the Croydon OAPF states that new buildings, in particular tall buildings, will need to demonstrate how they successfully mitigate impacts from microclimate conditions on new and existing amenity spaces. In particular, new tall buildings in the COA will need to show how their designs do not have a negative impact on wind (downdrafts and wind tunnelling). This is endorsed in DM38.4 of the Croydon Local Plan and D9 of the London Plan.

8.133 A wind report has been submitted in support of the application that reviews the impact of the proposal on nearby and surrounding land. The land to the rear of Keeley House has been included within this assessment and shows that there would be no wind safety concerns and that the area is suitable for sitting and standing which is suitable for the current use of this area.

Noise and disturbance

8.134 London Plan policy D13 Agent of change is relevant in relation to some neighbouring commercial businesses. Croydon Local Plan policy DM23 seeks to limit noise disturbance through high standards of development and construction.

8.135 Whilst population density would increase, the development is not considered to result in a harmful increase in noise and disturbance. A new outside space would be created at ground floor between the two blocks, but is not considered to harm amenity from noise given the adjoining neighbouring outdoor spaces serve a car park and nursery space. Moreover, this is a built up urban area and a degree of noise and disturbance is not uncommon.

8.136 During construction there would undoubtedly be an impact on neighbouring occupiers, including the nursery. A construction logistics plan would ensure the build-phase is managed appropriately, minimising disturbance towards neighbouring properties, and can be secured by condition. Furthermore, disruption due to construction is only temporary, limited to the site and is of medium-term duration.

Other

8.137 Interested parties have raised a concern that the proposed development would prejudice the development potential of Keeley House. Firstly, there is currently no consent to develop this site, nor a planning application under consideration. Secondly, the existing context cannot be ignored when considering whether the development of the application site (to such an extent as proposed) prejudices the development potential of the Keeley House site. The application site has an existing flank elevation of habitable room windows and balconies facing across the whole Keeley House plot (and up to a level significantly higher level than Keeley House), and as such, it is unlikely that any meaningfully taller development than the existing Keeley House could be developed on the neighbouring site without serious impacts on the existing (albeit now vacant) building. Despite the Keeley House pre-application submitted, officers consider there is currently very limited potential to develop the Keeley House site and

its development potential is therefore not materially harmed by this proposal. It is noted that the scheme for consideration does include habitable room windows facing Keeley House that are closer in footprint by 1m and this is covered in detail above.

8.138 The GLA (and representative of the Keeley House site) have stated that a comprehensively master planned development that incorporates the neighbouring site, Keeley House, would achieve better place making outcomes and the applicant and the Council are encouraged to pursue this option. Whilst this position is noted, the applicant has confirmed that they have met with and exchanged correspondence with the owner of Keeley House and their representatives on multiple occasions, yet no joint movement of sites has been made. It is also noted that the owners of Keeley House have submitted a pre-application which only proposes a scheme on their site. Given this the co-working of these two sites appears unlikely to happen in the immediate future and there is no demonstrable evidence received to delay the determination of this application for this reason.

8.139 Additionally, the scheme would not compromise the development potential of the Centrale Shopping Centre to north of the site in the future, given the proposed building would have a very similar separation distance with windows in the northern elevation as the existing building.

Access, parking and highway impacts

8.140 The site has a Public Transport Accessibility Level (PTAL) of 6b, on a scale of 0-6b, where 6b is the most accessible, so has an excellent level of accessibility to public transport links.

8.141 The site has existing vehicular access points from Keeley Road from the north east and the south east, which has not been in operation for a number of years. The Council have since located parking bays in front of this access point. Drummond Road has a restriction in place with no waiting and no loading at any time. Frith Road and Keeley Road have no waiting restrictions between 8am to midnight 7 days a week. The car parking bays on street are for permit holders only or pay and display (for a maximum of two hours).

Access: Vehicular

8.142 The existing vacant building had 95 units with 73 on-site car parking spaces within a basement accessed via Keeley Road. The proposal comprises 144 residential units, including 4 blue badge car parking and 250 cycle parking spaces at basement level.

8.143 When the site was operational vehicles accessing the basement from Keeley Road would wait on-street whilst the gates were opened. The proposal would continue to be accessed via Keeley Road on the northeast side, with some modification, including the removal of the parking bays on street. Only one vehicular access point will remain given the reduction in parking.

8.144 The basement would have a signal-controlled system to allow for the safe transit of vehicles. The gates have been pushed back to 5m from the footway to allow for cars to pull in and not wait on the road. This is welcomed and is a more desirable outcome than waiting on Keeley Road. LBC Transport Officers note that the ramp would not be 90 degrees to Keeley Road and have recommended that the access is re-aligned. However, the access to the basement is not being altered in the proposed scheme.

Given further examination of the existing condition and the orientation of the building, it is considered in this instance, a grounds for refusal would not be substantiated and the departure from this requirement would be acceptable given the access and egress arrangement identified on drawing 21-082-T-011-A.

It has been noted by LBC Transport Officers that two cars may find passing each other difficult and that there is a pinch point at the bottom of the ramp, where the width is 2.4m. The minimum distance is 2.6m for two cars to pass together. This is acknowledged, however given the small number of cars operating in the basement, it is considered unlikely that this situation would arise frequently. Although the arrangement and constrained space is not ideal, no objection is raised by officers.

Access: Pedestrian

8.145 Pedestrian access is proposed on Frith Road and Keeley Road allowing access to Blocks A and B respectively with access to the internal courtyard accessed via a secure gate on Keeley Road. The maisonettes would have direct access from Frith Road with the communal entrances located on both sides of Keeley Road. LBC Transport Officers noted that the sightlines for the vehicle access point on Keeley Road should be revised to be located within the red line boundary in order to maintain safe passage for pedestrians taking this route. The applicant has since adjusted the sightlines, improving vehicle visibility and pedestrian safety.

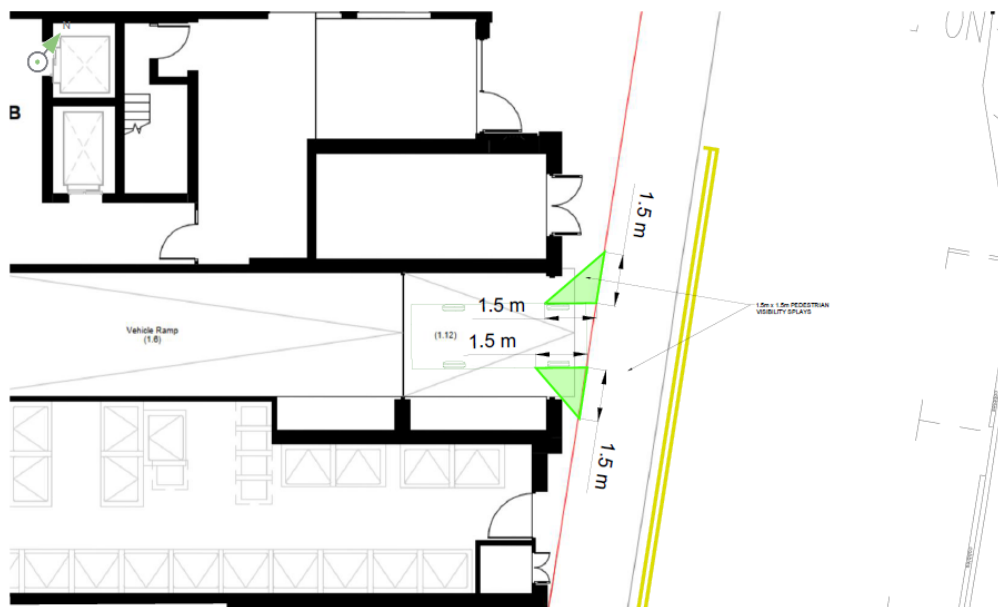


Figure 74: Keeley Road access with visibility splays

Car Parking

8.146 As noted above, it is proposed that there will be a substantial decrease in car parking within the site given it would be a car-free development, with the exception of 4 blue badge spaces at basement level. The proposal aims to decrease the usage of vehicles to minimise its contribution to air pollution and to encourage sustainable modes of travel. Given the PTAL of this location, aligning with London Plan Policy T6 and SP8 of the Croydon Local Plan, a car free development is supported. The Croydon Local Plan states that there is an on-going climate emergency and active and sustainable travel, in order to reduce congestion and air pollution, will be encouraged in order to improve quality life and quality of place.

8.147 Policy T6.1 of the London Plan requires disabled persons parking to be provided for new residential developments, ensuring as a minimum 3% of dwellings at least one designated disabled persons parking bay per dwelling is available from the outset. The proposed scheme would provide 3% blue badge, which equates to 4 parking bays. The applicant has provided amended plans following LBC Transport Officer comment on the location of the disabled bays, in relation to the columns in the basement. The updated plans show that the bays and the hatched area around will now not be impeded by columns and allow ease of access for the residents.

8.148 Policy T6.1 of the London Plan 2021 states that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20% of the spaces should have active charging facilities, with passive provision for all remaining spaces. The proposed scheme proposes 100% of the spaces provided would have active electric charging points from first occupation, exceeding the minimum standard.

Cycle parking

8.149 The proposed development would be dedicating the majority of the basement space to cycle parking, encouraging a more sustainable mode of travel. The minimum requirement, as set out in the London Plan, is for 249 long stay spaces and 4 short stay spaces. It is proposed that the development would provide 250 long stay spaces as 16 accessible spaces (8 enlarged Sheffield Stands), 28 Sheffield Stands, and 206 two tier stands.

8.150 The London Cycle Design Standards sites that lifts should have minimum dimensions of 1.2m by 2.3m, with a door opening of 0.9m. This is important for access to locations such as cycle parking areas, which has been provided. The proposed lift would be 1.1m by 2.1m which is marginally smaller than the minimum requirement. This minor size shortfall is regrettable, but this is not the sole entrance/exit for cycles; the cycle store is also accessible via a ramp between the two blocks (to the rear of Block A). Whilst LBC Transport Officers raise concern about the size of the lift, given the additional choice of the ramp, no objection is raised.

8.151 Residents from Block A would be required to walk 30m across the communal outdoor area to the entrance of Block B to access their cycles. It is important to note that an earlier iteration of the scheme had cycle parking within the ground floor of Block A, but PRP commented that it would limit activation to the frontage and encouraged the applicant to relocate to within the basement. Therefore a balance has been struck between ease of access for cycle users and activation of the frontage, which officers support.

Waste

8.152 The applicant has submitted an Operational Waste Management Strategy that outlines the proposed strategy. The applicant has estimated the weekly waste generation for the development and the number of containers required would fit within the waste stores. The metrics that have been used are in accordance with LBC's Waste and Recycling in Planning Policy Document. Each unit will have integrated waste bins for residual waste, recyclables and food waste and each block will have a residential waste store at ground floor level as indicated below.

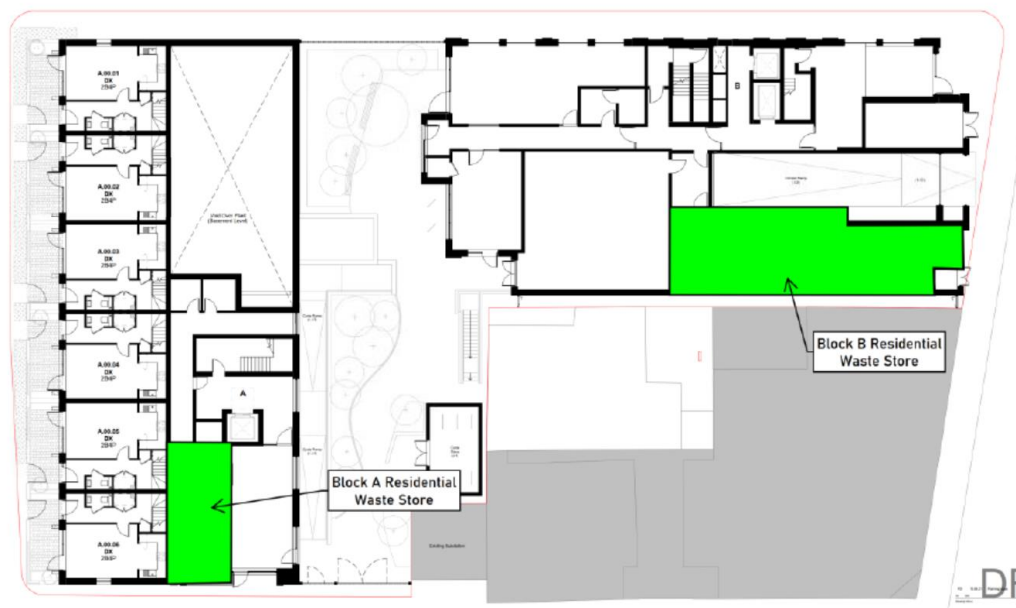


Figure 75: location of the bin stores for Block A and Block B

8.153 It is noted that the drag distance for Block B exceeds the maximum limit of 20m, as it would be approximately 25m to the rear of the store from a refuse lorry. This would require an alternate waste management plan. It is expected that full details of the proposed collection arrangements, including agreement on the operator who will be carrying it out, will be specified within a condition in a detailed refuse collection management strategy. This strategy must also detail how refuse collection will be managed within the building by the facilities management team.

Delivery and servicing

8.154 An Outline Delivery and Servicing Plan (DSP) has been submitted as part of the application. Deliveries and servicing trips are proposed to remain as when the site was operational and will occur on street on Frith Road and Keeley Road. It is expected that the most frequent deliveries will be from small vehicles with occasional heavy good vehicles.

8.155 All servicing and deliveries are proposed to take place on-street. London Plan Policy T7 requires the provision of space off-street to facilitate servicing with on-street loading bays used only when it is not possible. It is acknowledged that the site constraints do not allow for on-site servicing given the basement being retained and so, in this instance, it is accepted. A final DSP will be conditioned to demonstrate that there are suitable locations that are safe and limit their potential impact. TfL have noted that a total of 42 vehicle trips are proposed in the Transport Assessment which appears to be low, therefore further scrutiny should be included within the DSP when this condition is submitted for discharge.

8.156 The applicant has agreed to fund a S.278 agreement for highway works around the site to include removal of parking bays, servicing bays and dropped kerbs where necessary for refuse and servicing, as well as resurfacing the highway.

Construction logistics

8.157 An outline Construction Logistics Plan has been submitted. Given the scale of the development, a tailored condition requiring the submission of a detailed CLP is recommended to ensure that the construction phase of development does not result in

undue impacts upon the surrounding highway network and adjoining occupiers, such as the nursery.

Sustainable Transport

8.158 Sustainable travel is a key policy consideration within policies SP8, DM29 and DM30 of the Croydon Local Plan. Given that the development would be car-free (aside from blue badge spaces) and considering the nature of the development, increased walking, cycling and public transport use is expected. To mitigate against this and improve connections for all transport modes, improvements to the highway network immediately surrounding the site in line with the Council's future vision for the area are to be secured. This would be secured through both a S.106 financial contribution of £180,000 and a S.278 highway works agreement. A contribution of £53,670, as requested by TfL, will also be secured via the S.106 legal agreement.

8.159 A financial contribution of £31,000 will also be secured for the provision of an off-site car club space within the town centre, as well as membership for future residents of the scheme for 3 years and removing access for future residents to Controlled Parking Zone permits and season tickets for Council car parks.

Active Travel Zone (ATZ)

8.160 The applicant has identified some potential upgrades to the local highways network as part of their Active Travel Zone assessment to support the development. The improvements have been identified in 5 key routes between the site and several key destinations. The improvements that have been outlined within the ATZ assessment will be funded by the applicant through a S.278 agreement.

Travel Plan

8.161 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for five years along with a financial contribution to allow this is to be secured through the S.106 legal agreement.

Environmental impact

Air quality

8.162 The whole of Croydon Borough has been designated as an Air Quality Management Area and therefore a contribution is required towards local initiatives and projects in the air quality action plan which will improve air quality targets helping to improve air quality concentrations for existing and proposed sensitive receptors.

8.163 The Council's Environment Consultant has raised no objection to this aspect of the proposal subject to securing a contribution (£14,400) and the recommendations within the air quality assessment being followed. These can be secured by S106 and condition.

Contamination

8.164 Croydon Local Plan policies DM24.1 to DM24.3 relate to land contamination and development proposals located on or near potentially contaminated sites. Such sites need to be subjected to assessments and any issues of contamination discovered should be addressed appropriately e.g. through conditions.

8.165 The majority of the site is covered by built form of a residential nature and the proposal includes amenity areas that are effectively raised from the current

arrangement, and as such no significant issues of environmental concern are envisaged. However, it would be prudent to require an intrusive site investigation, which can be secured by condition.

Flooding and drainage

8.166 The site is within Flood Zone 1 (low risk) and an area of surface water flood risk. The majority of the site has a low level risk of surface water flooding, but there is a localised area (where an existing ramp / basement is) that shows a medium and high risk of surface water flooding when viewing the EA's flood mapping. However, the site specific flood report demonstrates that the site is at an actual low level of surface water flooding due to the limited flow depths of around 150mm and the existing built environment, which would prevent flows being conveyed towards the site from the wider catchment. In terms of ground water there is no data available for the site itself, however, due to presence of an existing basement and the smaller size of that incorporated into the proposal, it is not anticipated that there would be any obstruction (or greater risk) to groundwater flows beneath the site.

8.167 The applicant has provided a Flood Risk Assessment and Drainage Strategy. It is proposed to attenuate surface water using a combination of green and blue roofs, filter drains, pervious hardstanding and attenuation tank located between adjacent to the external stair access from the courtyard to the basement. The Lead Local Flood Authority have reviewed and assessed this information and raise no objection to this aspect of the scheme. Additionally Thames Water have reviewed the information and raise no objection, but do recommend a condition and informatives, which are included within the recommendation.

Construction Impacts

8.168 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

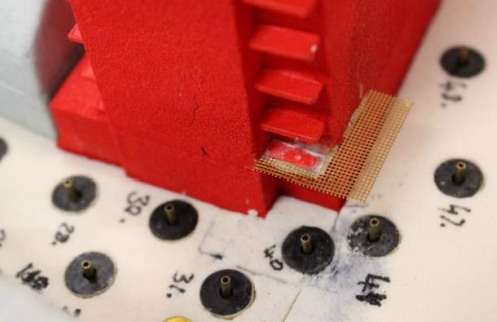


Light pollution

8.169 External lighting is proposed around the development, but a final scheme has not been developed. Whilst the principle of this is acceptable light from the proposed illuminations can cause a nuisance to local residents and as such further details indicating proposed light specifications, spread and lux levels is required, these details can be secured by condition.

Microclimate

8.170 Croydon Local Plan policy SP4.6 states that tall buildings will be required to minimise their environmental impacts. Paragraph 6.71 of the Croydon OAPF states that new buildings, in particular tall buildings, will need to demonstrate how they successfully mitigate impacts from microclimate conditions on new and existing amenity spaces. In particular, new tall buildings in the COA will need to show how their designs do not have a negative impact on wind (downdrafts and wind tunnelling). This is endorsed in D9 of the London Plan 2021.

8.171 The wind report identifies that the majority of the site would have wind conditions suitable for the intended uses. However, there are a few locations within and around the development where resultant wind speed requires mitigation due to either not being suitable for the intended purpose or a safety concern. These areas and the mitigation proposed are summarised in the table below.

Location	Concern	Mitigation required
<p>North eastern corner of Block B (probe location 40)</p>	<p>Strong winds which would be a safety concern to more vulnerable pedestrians</p>	 <p><i>Canopy - 50% porous, 2.5m deep on north-western side, 1m deep on north-eastern side</i></p>
<p>Southern corner of Block B (probe location 79)</p>	<p>Strong winds which would be a safety concern to more vulnerable pedestrians</p>	 <p><i>Canopy - 50% porous, 4.5m x 2.5m.</i></p>
<p>Mid-level terrace of the Block B (probe locations 100 and 101)</p>	<p>Strong winds which would be a safety concern to more vulnerable pedestrians</p> <p>And</p> <p>Unsuitable for the intended uses</p>	 <p><i>Addition of more solid elements to the rooftop pergola to ensure porosity no greater than 50% and rotated so it is parallel with the southern façade of Block B;</i> <i>and</i> <i>L-shaped screening to the mid-level terrace (~50% porous, 1.5m tall, 3.5m x 3.5m).</i></p>
<p>Entrance to the existing building on Keeley Road (probe location 27)</p>	<p>Unsuitable for the intended uses</p>	<p>Mitigation same as that shown in probe location 40 above.</p>

8.172 The mitigation measures are yet to be fully designed, however, given the prominent location of the Block B entrance and the possible townscape implications of the required canopy mitigation, officers requested the architects undertake a study to show potential options and provide the comfort needed that wind mitigation could be designed to complement the building and not appear as a retrofit bolt on. Six potential

options were submitted, see images below, which have been reduced in size to ensure they fit within the application site.



Figures 76, 77 and 78: Options 1, 2 and 3 (left, middle and right respectively)



Figures 79, 80 and 81: Options 4, 5 and 6 (left, middle and right respectively)

8.173 A technical note from the microclimate consultants has also been submitted to supplement this exercise. It is understood that mitigation in the form of just a canopy – now reduced in size to fit within the site (options 1 and 2) may marginally exceed safety criteria for more vulnerable pedestrians. As such additional mitigation measures would be required to compliment a canopy (options 3-6). Although option 3 would not work from a future amenity perspective and options 5 and 6 relies on planting, which is notoriously difficult to manage and maintain for the lifetime of the building (especially if within a planter), option 4 does show that a canopy with additional features can be designed to a visually acceptable level. Officers are sufficiently comforted that appropriate mitigation on this corner can be suitably designed, however, it would be prudent to make sure that the final design of the future mitigation in this corner is wind tunnel testing to show compliance, as well as having an acceptable final design. This can be secured by condition prior to any construction taking place. It is also noted that the technical note suggests further wind tunnel testing should be carried out prior to commencement of above ground works, which is agreed and the condition can be worded accordingly.

Sustainable Design

Carbon emissions

8.174 Policy SP6.3 requires new development to minimise carbon dioxide emissions and seeks high standards of design and construction in terms of sustainability in accordance with local and national carbon dioxide reduction targets. This requires new build residential development over 10 units to achieve the London Plan requirements or National Technical Standards (2015) for energy performance (whichever is higher). In line with the London Plan (2021), new dwellings in major development should be Zero Carbon with a minimum on-site reduction of at least 35% beyond Building Regulations Part L (2013), with any shortfall to be offset through a financial contribution. Policy also requires the development to incorporate a site wide communal heating system and to be enabled for district energy connection.

8.175 A 12.3% carbon emission reduction would be achieved through the use of passive and energy efficiency measure, exceeding the 10% minimum required by the GLA. Air Source Heat Pump working in tandem with a high efficiency, ultra-low NOx

boiler would achieve a further 43.6% carbon emission reduction. In total for residential areas the development would achieve a 56% reduction compared over Part L 2013. The remaining regulated CO2 emissions shortfall would be covered by a carbon offset payment (£156,708) which would be secured through the s.106 agreement along with a 'Be Seen' monitoring clause.

- 8.176 Sustainable design and construction measures have been designed in where feasible, including measures to address overheating within the units. An overheating analysis has also been undertaken, with some mitigation measures proposed. These matters are to be secured by condition. In addition to the prevention of overheating, high energy efficiency and fabric performance, the dwellings will also have a water consumption limit of 110 litres/person/day using water efficiency fittings and secured by condition
- 8.177 A whole-life cycle carbon assessment and circular economy statement has been provided to capture the developments carbon impact, demonstrating how waste will be minimised and which actions will be taken to reduce life-cycle carbon emissions, in accordance with Policy SI 2 and SI 7 of the London Plan (2021). The GLA is seeking further information with respect to these matters, and discussions between the GLA and the applicant are on-going and can feed into the GLA stage 2 response. Additional documents in relation to whole-life cycle and circular economy have been provided.
- 8.178 In terms of whole-life cycle a condition is recommended to report on actual whole life cycle emissions and post construction monitoring. The same is recommended in relation to circular economy. It is noted that the GLA are seeking further information to be provided regarding the structural issues of the existing building, to demonstrate that alternatives to demolition have been explored (including partial retention) and that the potential benefits of demolition and rebuilding of homes should be balanced against the wider social and environmental impacts. However, it is documented that the applicants re-purchased the building due its structural faults which made it unsafe and not fit for occupation. As indicated above the applicant is effectively carrying this out at a loss, whilst still providing much needed housing (including affordable units) and stands as a unique example of best practice in relation to the management and resolution of historic fire safety issues and supported by officers.
- 8.179 The Council's Sustainable Development and Energy officer has reviewed the application and raises no concerns.

Other Planning Issues

Archaeological Desk Based Assessment

- 8.180 The application site is located within an Archaeological Priority Area. London Plan Policy H1 and Croydon Local Plan Policy DM18 concerns development proposals on Archaeological Sites. An archaeological desk-based assessment has been submitted. Historic England reviewed this and conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest, and as such no further assessment or conditions are therefore necessary.

Telecommunications and aircraft

- 8.181 A TV and Radio signal impact assessment was submitted, which identified the potential for very localised disruption to the reception of digital satellite television services to the immediate northwest of the site within 125m from the base of Block B (properties adjacent to the Site on Frith Road and Tamworth Place in terms of Freeview

and buildings off Tamworth Road, Ruskin Road and along Frith Road in terms of Freesat and Sky). This could be mitigated by antenna betterment and repositioned satellite dishes, to be secured by the s.106 agreement. The development is not expected to affect the reception of radio and phone reception.

8.182 Tall buildings also have the potential to pose hazards to aircraft, and for this reason aviation bodies within this region have been consulted. None have raised concerns, subject to informatives and the development is therefore considered acceptable in this regard.

Designing Out Crime

8.183 A number of comments are made (as summarised in the consultation section of this report), but no objection has been raised by the Designing out crime officer and they do suggest a 'Secured by Design' related conditions. On this basis a condition is recommended to ensure that the final development secures secure by design accreditation.

Employment and training

8.184 Croydon Local Plan policy SP3.14 and the Planning policy including the adopted Section 106 Planning Obligations in Croydon and their Relationship to the Community Infrastructure Levy— Review 2017 sets out the Councils' approach to delivering local employment for development proposal. The applicant has agreed to a contribution (£90,000) and an employment and skills strategy.

8.185 Policy DM16 of the Croydon Local Plan seeks to ensure promotion of healthy communities through the planning system. A health impact assessment was submitted which confirms potential health gains (such as dual aspect units, M4(2) and M34(3) units), access to open spaces (such as the 244sqm of playspace for children), promotion of pedestrian and cycling infrastructure (such as the increased width of Drummond Road pavement to promote walking and the sustainable transport contribution which can be used to provide the cycle lane on Drummond Road), spaces for social interaction (such as the variety of spaces throughout the development including the shared gardens and community rooms) and mitigating pollutants (such as the air quality contribution and construction logistics plan condition). This accords with policy.

EIA

8.186 An EIA Screening Opinion (22/03472/ENVS) was issued prior to the submission of the planning application. The development was not considered to require an EIA, taking account of its location, nature, scale and characteristics.

Conclusions

8.187 The application scheme and submission has been born out of managing the best way to overcome fire cladding issues discovered by the applicant on the existing building. As mentioned above this acts as a unique example of best practice in resolving these issues and is strongly supported.

8.188 The proposed development would introduce a significant amount of new housing, including affordable residential units, and in an area appropriate for a tall building. The proposed development would be well designed, provide active frontage where one does not exist and would deliver improvements to the public realm, regenerating an existing site. There would be a good standard of accommodation for new residents.

Wind conditions would be safeguarded with mitigation, to be secured by condition. With conditions and mitigation, the proposal would be sustainable and acceptable in terms of its impact on the highway network. Residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions. Employment and training opportunities would be secured for residents of the Borough through the S.106 legal agreement.

8.189 There would be some harm to adjoining occupiers in relation to daylight in particular, which weighs against the scheme. There would also be some harm (less than substantial) to designated heritage assets, but that harm is considered acceptable given the benefits being delivered by the scheme.

8.190 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

APPENDIX 1: Drawing numbers

Drawing Number	Title	Rev
CIS-PTE-ZZ-XX-DR-A-10001	Location Plan	P01
CIS-PTE-ZZ-XX-DR-A-10001	Site Plan	P02
CIS-PTE-ZZ-XX-DR-A-10002	Site Plan - Existing	P01
CIS-PTE-ZZ-XX-DR-A-10100	Block A / B Level 00 Floor Plan	P02
CIS-PTE-ZZ-XX-DR-A-10101	Block A Level 01 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10102	Block A Level 02 / Block B Level 01 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10103	Block A Level 03 / Block B Level 02 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10104	Block A Level 04 / Block B Level 03 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10105	Block B Level 04 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10106	Block B Level 05 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10107	Block B Level 06 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10108	Block B Level 07 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10109	Block B Level 08 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10110	Block B Level 09 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10111	Block B Level 10 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10112	Block B Level 11 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10113	Block B Level 12 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10114	Block B Level 13 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10115	Block B Level 14 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10116	Block B Level 15 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10117	Block B Level 16 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10118	Block B Level 17 Floor Plan	P01
CIS-PTE-ZZ-XX-DR-A-10119	Block B Level 18 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10120	Block B Level 19 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10121	Block B Level 20 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10122	Block B Level 21 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10123	Block B Level 22 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10124	Block B Level 23 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10125	Block B Level 24 Floor Plan	-
CIS-PTE-ZZ-XX-DR-A-10126	Roof Plan	P01
CIS-PTE-ZZ-XX-DR-A-10199	Basement Floor Plan	P02
CIS-PTE-ZZ-ZZ-DR-A-10200	Sections 01	P01
CIS-PTE-ZZ-ZZ-DR-A-10201	Sections 02	P01
CIS-PTE-ZZ-ZZ-DR-A-10300	Elevations 01	P01
CIS-PTE-ZZ-ZZ-DR-A-10301	Elevations 02	P01
CIS-PTE-ZZ-ZZ-DR-A-10302	Elevations 03	P01
CIS-PTE-ZZ-ZZ-DR-A-10303	Elevations 04	P01

APPENDIX 2: BRE 2022 Guidance

Daylight to existing buildings

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

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as the “VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “NSL test” (no sky line).

Sunlight to existing buildings

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

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

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

Daylight to new buildings

The vertical sky component (see above) may be used to calculate daylight into new buildings.

For daylight provision in buildings, BS EN 17037 provides two methodologies. One is based on target illuminances from daylight to be achieved over specified fractions of the reference plane for at least half of the daylight hours in a typical year. One of the methodologies that can be used to interrogate this data is Spatial Daylight Autonomy (sDA).

The Spatial Daylight Autonomy (sDA) seeks to establish how often each point of a room’s task area sees illuminance levels at or above a specific threshold. BS EN 17037 sets out minimum illuminance levels (300lx) that should be exceeded over 50% of the space for more than half of the daylight hours in the year. The National Annex suggest targets comparable with the previous recommendations for Average Daylight Factor (ADF). The targets considered relevant for this application are:

- 100 lux for bedrooms
- 150 lux for living rooms
- 200 lux for living/kitchen/diners, kitchens, and studios.

Paragraph C17 of the BRE states that *“Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day.*

Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design”.

Sunlight to new buildings

The BRE guidelines state that in general, a dwelling or non-domestic building which has a particular requirement for sunlight, will appear reasonably sunlit provided that:

- At least one main window faces within 90 degrees of due south, and
- a habitable room, preferably a main living room, can receive a total of at least 1.5 hours of sunlight on 21 March. This is assessed at the inside centre of the window(s); sunlight received by different windows can be added provided they occur at different times and sunlight hours are not double counted.

Sunlight to gardens and outdoor spaces

The BRE guidelines look at the proportion of an amenity area that received at least 2 hours of sun on 21st March. For amenity to be considered well sunlight through the year, it stipulates that at least 50% of the space should enjoy these 2 hours of direct sunlight on 21st March.

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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Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

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.

22.05.2023 to 09.06.2023

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. : 21/03659/DISC
Location : 50 Elgin Road
Croydon
CR0 6XA

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

Proposal : Discharge of condition 3 (materials) attached to planning permission 21/02257/FUL for the single storey rear extension to the ground floor flat and other minor alterations

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. :	22/02458/HSE	Ward :	Addiscombe East
Location :	3 Ashburton Gardens Croydon CR0 6AS	Type:	Householder Application

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

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	23/01307/DISC	Ward :	Addiscombe East
Location :	Stovell House Surgery 188 Lower Addiscombe Road Croydon CR0 6AH	Type:	Discharge of Conditions

Proposal : Discharge Conditions 4 (Window Details), 5 (Landscaping) and 6 (Tree Protection) attached to planning permission ref. 21/00518/FUL for 'Erection of a single storey rear extension to provide for six additional consulting rooms'

Date Decision: 26.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	23/01792/CAT	Ward :	Addiscombe East
Location :	231 Addiscombe Road Croydon CR0 6SQ	Type:	Works to Trees in a Conservation Area

Proposal : T1 and T2 Lime - Fell

Date Decision: 01.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	23/01843/PDO	Ward :	Addiscombe East
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Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 1 - 29 Fisher Close
Croydon
CR0 6QX
Type: Observations on permitted
development

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet
to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Date Decision: 25.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/00616/FUL
Location : Land Rear Of 84
Cross Road
Croydon
CR0 6TB
Ward : **Addiscombe West**
Type: Full planning permission

Proposal : Erection of a two-storey detached dwellinghouse and associated landscape design.

Date Decision: 22.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00919/CAT
Location : First Floor Flat
58 Canning Road
Croydon
CR0 6QF
Ward : **Addiscombe West**
Type: Works to Trees in a
Conservation Area

Proposal : T1 - Norway Spruce - Fell

Date Decision: 23.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00931/CAT
Location : 57A Canning Road
Croydon
CR0 6QF
Ward : **Addiscombe West**
Type: Works to Trees in a
Conservation Area

Proposal : T1 - Ash in rear garden against boundary to 56 and close to building. To cut back to the
boundary full height of the tree - this will incorporate the shortening of branches that are
touching the rear flank of the building (56).

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 24.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/00951/CAT
Location : 24 Clyde Road
Croydon
CR0 6SU

Ward : Addiscombe West
Type: Works to Trees in a
Conservation Area

Proposal : 2x Leylandii - 8 metre height reduction. Lateral reduction to keep the trees in a good shape.

Date Decision: 24.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01005/HSE
Location : 86 Alexandra Road
Croydon
CR0 6EW

Ward : Addiscombe West
Type: Householder Application

Proposal : Erection of single-storey outbuilding on 0.2m high raised timber base in rear garden, and Associated alterations

Date Decision: 30.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01225/FUL
Location : 37A Stretton Road
Croydon
CR0 6EQ

Ward : Addiscombe West
Type: Full planning permission

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

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01330/HSE
Location : 84 Cedar Road
Croydon
CR0 6UF

Ward : Addiscombe West
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of single storey rear extension.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01429/LP

Location : 28 Cedar Road
Croydon
CR0 6UB

Ward : Addiscombe West

Type: LDC (Proposed) Operations
edged

Proposal : Erection of an L-shaped dormer, installation of two rooflights on the front roofslope, raising the height of the chimney and extension of soil pipe.

Date Decision: 07.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01483/HSE

Location : 29 Alexandra Road
Croydon
CR0 6EY

Ward : Addiscombe West

Type: Householder Application

Proposal : The partial removal of the existing dormer and the construction of an L-shaped dormer.

Date Decision: 09.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01830/PDO

Location : Windmill Bridge House
1 Freemason's Road
Croydon
CR0 6PB

Ward : Addiscombe West

Type: Observations on permitted
development

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Date Decision: 25.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/01873/DISC

Ward : Addiscombe West

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Development Site Former Site Of Type: Discharge of Conditions
30 - 38 Addiscombe Road
Croydon
CR0 5PE

Proposal : Partial discharge (in relation to the Phases 2 and 3 areas of the development) of Condition 4b-c (Contaminated Land Validation Report) attached to planning permission 18/06102/FUL for the redevelopment of the site to provide 137 residential units across an 8 and 18 storey building with associated landscaping and access arrangements.

Date Decision: 09.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01910/PDO Ward : **Addiscombe West**
Location : Hazledean Road (At Junction With Altyre Type: Observations on permitted
Road) development
Croydon
CR9 5AB

Proposal : Installation of a 19m high monopole with wraparound cabinet to replace the existing 15m high monopole, removal of the Pogona cabinet and installation of a 1no Bowler cabinet, 1no RBS6130 and 1no MK5 Link AC cabinet.

Date Decision: 01.06.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/00596/FUL Ward : **Bensham Manor**
Location : 11 Boswell Road Type: Full planning permission
Thornton Heath
CR7 7RZ

Proposal : House to HMO

Date Decision: 30.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01226/LP Ward : **Bensham Manor**
Location : 18 Marion Road Type: LDC (Proposed) Operations
Thornton Heath edged
CR7 7AL

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of an L-shaped dormer, installation of two rooflights on front roofslope.

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01323/DISC
Location : Former Site Of
216-220 Brigstock Road
Thornton Heath
CR7 7JD

Ward : Bensham Manor
Type: Discharge of Conditions

Proposal : Discharge Conditions 5 (Misc. Details) and 11 (Construction Management Plan) attached to Planning Permission ref. 18/04811/FUL for 'Removal of existing structures, demolition of existing building, alterations erection of part three storey / part four storey building, provision of retail use (A1 Use Class) at lower ground floor and ground floor, provision of 8 flats comprising 1 x 1 bedroom flat at rear lower ground floor, 2 x 1 bedroom flats at rear ground floor, 2 x 1 bedroom flats, 1 studio flat, and 1 x 3 bedroom flat at first floor, and 1 x 3 bedroom flat at second floor (in roofspace), provision of associated refuse storage and cycle storage, provision of one off-street parking space at rear'

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01661/GPDO
Location : 62 Kynaston Avenue
Thornton Heath
CR7 7BW

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

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

Date Decision: 08.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01750/GPDO
Location : 26 Wiltshire Road
Thornton Heath
CR7 7QN

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.55 metres

Date Decision: 06.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00967/DISC **Ward : Broad Green**
Location : Development Site Former Site Of Barnacle Works
Bensham Lane
Croydon
CR0 2RQ
Type: Discharge of Conditions

Proposal : Discharge of condition 11 (Energy & Sustainability) attached to planning permission 18/04537/FUL for 'Demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures'

Date Decision: 01.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00999/DISC **Ward : Broad Green**
Location : 56 - 58 Factory Lane
Croydon
CR0 3RL
Type: Discharge of Conditions

Proposal : Discharge of condition 20 (surface water drainage scheme) attached to planning permission for 21/06012/FUL for demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment unit with ancillary office accommodation, associated external yard areas, HGV, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 31.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01111/LP **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 16 Kelvin Gardens
Croydon
CR0 4UR
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01290/HSE
Location : 42 Sutherland Road
Croydon
CR0 3QG
Ward : **Broad Green**
Type: Householder Application

Proposal : ERECTION OF A SINGLE STOREY REAR EXTENSION

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01340/LP
Location : 42 Wentworth Road
Croydon
CR0 3HU
Ward : **Broad Green**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of an outbuilding

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01537/DISC
Location : Development Site Former Site Of Barnacle
Works
Bensham Lane
Croydon
CR0 2RQ
Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Discharge of condition 21 (Contaminated Land) attached to planning permission ref. 18/04537/FUL for 'Demolition of existing buildings and erection of 3no. replacement buildings ranging from 2 to 3 storeys in height comprising 20 residential dwellings plus associated car and cycle parking with hard and soft landscaping measures'

Date Decision: 01.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01620/PDO
Location : 13 - 28 Sumner Gardens
Croydon
CR0 3LP

Ward : Broad Green
Type: Observations on permitted development

Proposal : Rooftop telecoms upgrade with proposed installation of a stub tower and 6 antennas and associated cabinets. Proposed removal of existing 9No. antennas with proposed 3No. frames and associated cabinets.

Date Decision: 24.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/01662/GPDO
Location : 174 Sumner Road South
Croydon
CR0 3LY

Ward : Broad Green
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: 07.06.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01803/AUT
Location : Land At Junction Of Mitcham Road And
Redhouse Road
Beddington CR0 3AQ

Ward : Broad Green
Type: Consultation from Adjoining Authority

Proposal : Display of non illuminated unit signs, an illuminated totem sign and a non illuminated fascia sign. (Adjoining Borough Consultation from London Borough Of Sutton - Reference DM2023/00593)

Date Decision: 05.06.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 22/00684/CONR **Ward :** **Crystal Palace And Upper Norwood**

Location : 24 - 28 Westow Street **Type:** Removal of Condition
Upper Norwood
London
SE19 3AH

Proposal : Variation to LPA ref: 19/05172/FUL (Erection of third storey over rearmost part of building to provide 1 x 3-bed flat) extending second floor.

Date Decision: 23.05.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 22/02154/FUL **Ward :** **Crystal Palace And Upper Norwood**

Location : First And Second Floor Flat 2 101 Church **Type:** Full planning permission
Road
Upper Norwood
London
SE19 2PR

Proposal : Erection of a rear roof dormer incorporating installation of three new roof lights, internal staircase to convert the existing 1st and 2nd floor flat into two separate 1bed x 2persons flats (101A and 101C).

Date Decision: 25.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05263/HSE **Ward :** **Crystal Palace And Upper Norwood**

Location : 24 Fox Hill **Type:** Householder Application
Upper Norwood
London
SE19 2XE

Proposal : Alterations, demolition of existing rear extension, erection of rear dormer and single storey rear/side extension, provision of balcony and 1x rooflight in front roofslope, 1x rooflight in rear roofslope, additional first floor window in side elevation and replacement doors in rear elevation.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 02.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00478/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 19 South Vale
Upper Norwood
London
SE19 3BA
Type: Householder Application

Proposal : Erection of rear single storey extension, (following demolition of rear ground floor bay and window), alteration to side window (following removal of existing), erection of a boundary treatment and removal of hedge in the front amenity space (amended description and drawings).

Date Decision: 31.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00894/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 117 Church Road
Upper Norwood
London
SE19 2PR
Type: Consent for works to protected trees

Proposal : T1 Horse Chestnut - Fell
(TPO 9, 1994)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00896/TRE **Ward : Crystal Palace And Upper Norwood**

Location : 11 Copper Close
Upper Norwood
London
SE19 2RF
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : G1 Group of trees consisting of 5 Beech trees and 3 Sycamore - 4 metre height reduction and 2 metre lateral reduction.
(TPO 17, 2006)

Date Decision: 24.05.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/00990/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 202 Beulah Hill Upper Norwood London SE19 3UX
Type: Householder Application

Proposal : Alterations, demolition of garage, erection of rear dormer extension, two-storey side extension, front porch extension, provision of 2x rooflights in front roofslope and 1x rooflight in side roofslope, and alterations to front boundary treatment (amended description)

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00991/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 204 Beulah Hill Upper Norwood London SE19 3UX
Type: Householder Application

Proposal : Alterations, erection of rear dormer extension, two-storey side extension, single-storey side extension and provision of 2x rooflights in front roofslope and 1x rooflight in side roofslope, and alterations to front boundary treatment (amended description)

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01023/FUL **Ward : Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Harris Academy Upper Norwood Type: Full planning permission
Spurgeon Road
Upper Norwood
London
SE19 3UG

Proposal : Demolition of temporary structure and erection of detached single storey teaching block for two science classrooms

Date Decision: 08.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01191/LP Ward : **Crystal Palace And Upper Norwood**

Location : 16 Kingslyn Crescent Type: LDC (Proposed) Operations edged
Upper Norwood
London
SE19 3DG

Proposal : Installation of two rooflights on existing side extension.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01408/LP Ward : **Crystal Palace And Upper Norwood**

Location : 9 Bradley Road Type: LDC (Proposed) Operations edged
Upper Norwood
London
SE19 3NT

Proposal : Proposed external and internal alterations to single storey rear extension and installation of steps to the rear garden.

Date Decision: 06.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Ref. No. : 23/01410/HSE Ward : **Crystal Palace And Upper Norwood**
Location : 77 Queen Mary Road Type: Householder Application
Upper Norwood
London
SE19 3NL
Proposal : Garage conversion with alterations of fenestrations and facade.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01458/HSE Ward : **Crystal Palace And Upper Norwood**
Location : 6 Sunset Gardens Type: Householder Application
South Norwood
London
SE25 4AX
Proposal : Erection of rear infill extension with skylights and erection of rear dormer.

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01713/CAT Ward : **Crystal Palace And Upper Norwood**
Location : 60A Harold Road Type: Works to Trees in a
Upper Norwood Conservation Area
London
SE19 3SW
Proposal : T1 Ash - Crown Reduction - Reducing the spread of the tree to boundary
T2 Ash - Fell to ground level and remove all arisings three groups of self seeded Ash with die back
T4 Ash - Fell to ground level or fence level where appropriate and remove all arisings

Date Decision: 31.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Ref. No. : 23/01819/CAT **Ward :** **Crystal Palace And Upper Norwood**

Location : 50 South Vale **Type:** Works to Trees in a Conservation Area
Upper Norwood
London
SE19 3BA

Proposal : T1 Poplar tree: to be reduced 1 m below previous reduction (Approx. 5 m) points.

Date Decision: 01.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01829/PDO **Ward :** **Crystal Palace And Upper Norwood**

Location : Telecommunication Mast Rear Of 9 **Type:** Observations on permitted development
Central Hill
Upper Norwood
London
SE19 1BG

Proposal : Removal of 3 No. antenna to be replaced by 3 No. antenna, the removal of 1 No. cabinet to be replaced by 1 No. cabinet and development ancillary reworks thereto.

Date Decision: 25.05.23

Objection

Level: Delegated Business Meeting

Ref. No. : 22/02245/FUL **Ward :** **Coulsdon Town**

Location : 61 Fairdene Road **Type:** Full planning permission
Coulsdon
CR5 1RJ

Proposal : Demolition of existing garage/store and erection of a single-storey detached dwelling and associated parking.

Date Decision: 08.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00524/FUL
 Location : 105A Woodcote Grove Road
 Coulsdon
 CR5 2AN
 Ward : **Coulsdon Town**
 Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and construction of a 4 storey building to provide 8 flats and 5 car parking spaces together with associated amenity space, landscaping, access, cycle and refuse storage.

Date Decision: 02.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01107/DISC
 Location : 58 Reddown Road
 Coulsdon
 CR5 1AX
 Ward : **Coulsdon Town**
 Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (Construction Logistics Plan) and 8 (Ecology Report) attached to planning permission ref. 22/04931/CONR for the variation of Condition 12 (Accessible Units) attached to planning permission ref. 20/02726/FUL for the demolition of single storey detached side garage and erection of a two/storey (with lower ground floor level and roof accommodation) building comprising 3 self-contained flats; new vehicular crossovers to facilitate vehicular parking for the host and new property; hard and soft landscaping; land level alterations; boundary treatment; private/communal/play space; refuse and cycle provision; demolition of single storey side conservatory extension and partial two storey side extension to the host property.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01222/TRE
 Location : 15 Hollymeoak Road
 Coulsdon
 CR5 3QA
 Ward : **Coulsdon Town**
 Type: Consent for works to protected trees

Proposal : T1 - Beech by roadside - Reduce and reshape by 2-3m to produce crown size of smaller dimensions
 T2 - Beech by house - To Fell tree
 T3 - Sycamore - Reduce and reshape by 2-3m to produce crown size of smaller dimensions
 (TPO 35, 1970)

Date Decision: 31.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01300/HSE
Location : 14 Portnalls Rise
Coulsdon
CR5 3DA

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey side/rear extension with roof lantern

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01329/GPDO
Location : 114-116 Brighton Road
Coulsdon
CR5 2ND

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

Proposal : Change of use of the first floor from commercial use (Use Class E) to residential use (Use Class C3) under Schedule 2, Part 3, class MA of the GPDO (2015) (as amended).

Date Decision: 30.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01391/HSE
Location : 39 Rickman Hill
Coulsdon
CR5 3DT

Ward : Coulsdon Town
Type: Householder Application

Proposal : Alterations, erection of first floor side extension to existing roof slope

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01415/HSE
Location : 9 Woodcote Grove Road
Coulsdon
CR5 2AG

Ward : Coulsdon Town
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Demolition of existing rear extension and erection of single storey rear extension.
Alteration to existing rear patio.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01418/FUL

Ward : Coulsdon Town

Location : 35 Chipstead Valley Road
Coulsdon
CR5 2RB

Type: Full planning permission

Proposal : Alterations; partial demolition of existing rear 2 storey extension, erection of new 2 storey rear extension and new external steps at rear. Change of use of rear / lower parts of the building to residential, and remodelling of upper residential floors to form 4 flats in total.

Date Decision: 05.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01541/GPDO

Ward : Coulsdon Town

Location : 167 Chipstead Valley Road
Coulsdon
CR5 3BQ

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 height of 3.45 metres

Date Decision: 08.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01768/NMA

Ward : Coulsdon Town

Location : Harwoods Jaguar Land Rover
Smitham Garage
Brighton Road
Coulsdon
CR5 3EA

Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/05625/FUL (The demolition of the existing car showroom and ancillary buildings and the erection of a mixed-use development providing a car showroom at ground floor level and two one-bedroom flats at first floor level and the erection of a vehicle parking deck and the reconfiguration of the car parking layout with associated hard and soft landscaping).

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 02.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01781/LP
Location : Ground Floor, 1 Alexander Buildings
Station Approach Road
Coulsdon
CR5 2NS
Ward : Coulsdon Town
Type: LDC (Proposed) Use edged

Proposal : Change of use from Office (Use Class E(g)) to Residential (Use Class C3).

Date Decision: 23.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02145/TR5
Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL
Ward : Coulsdon Town
Type: 5 Day Notification to Remove
TPO(s)

Proposal : Remove T260 Horse Chestnut.
(TPO no. 25, 1993)

Date Decision: 02.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/01622/DISC
Location : 1-5 Lansdowne Road And Voyager House,
30-32 Wellesley Road, Croydon CR0 2BX
Ward : Fairfield
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (Construction Logistics Plan) pursuant to planning permission 17/03457/FUL.

Date Decision: 25.05.23

Withdrawn application

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Ref. No. : 22/03132/FUL **Ward : Fairfield**
 Location : 208 High Street **Type: Full planning permission**
 Croydon
 CR0 1NE

Proposal : Alterations to shopfront

Date Decision: 01.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/04866/FUL **Ward : Fairfield**
 Location : 294 High Street **Type: Full planning permission**
 Croydon
 CR0 1NG

Proposal : Alterations to include installation of new shopfront.

Date Decision: 06.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05112/HSE **Ward : Fairfield**
 Location : 5 Mulgrave Road **Type: Householder Application**
 Croydon
 CR0 1BL

Proposal : Replacement of 6no. rear windows

Date Decision: 30.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00529/FUL **Ward : Fairfield**
 Location : Corinthian House **Type: Full planning permission**
 17 Lansdowne Road
 Croydon
 CR0 2BX

Proposal : Alterations, erection of a single storey rear extension, cycle store, refuse store, installation of four electric vehicle parking spaces and associated works

Date Decision: 05.06.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/01058/DISC **Ward : Fairfield**
Location : Land Rear Of 83 Lansdowne Road **Type: Discharge of Conditions**
Croydon
CR0 2BF

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

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01086/DISC **Ward : Fairfield**
Location : Land Adjoining East Croydon Station, **Type: Discharge of Conditions**
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon

Proposal : Discharge of Condition 56 (Green roof details) 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: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01187/GPDO **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 252 High Street
Croydon
CR0 1NF
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Change of use from Office (within Use Class E) to Residential (within Use Class C3) to
comprise of 13 residential units with associated cycle and refuse storage

Date Decision: 30.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01285/GPDO
Location : 4 Frith Road
Croydon
CR0 1TA
Ward : **Fairfield**
Type: Prior Appvl - Class E to
(dwellings) C3

Proposal : Prior approval application for change of use from dental clinic (Class E(e)) to one 2
bedroom dwellinghouse (Class C3)

Date Decision: 25.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01333/ADV
Location : 74 - 78 North End
Croydon
CR0 1UJ
Ward : **Fairfield**
Type: Consent to display
advertisements

Proposal : Installation of 1no. fascia sign (internal illumination static) and 1no. projecting sign
(internal illumination static)

Date Decision: 02.06.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01336/FUL
Location : 74 - 78 North End
Croydon
CR0 1UJ
Ward : **Fairfield**
Type: Full planning permission

Proposal : New shopfront and associated alterations

Date Decision: 02.06.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/01556/GPDO **Ward :** **Fairfield**
Location : 57 Edridge Road **Type:** Prior Appvl - Class A Larger
Croydon House Extns
CR0 1EG

Proposal : Erection of a single storey rear extension projecting out 3.87 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 08.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01740/NMA **Ward :** **Fairfield**
Location : Land Adjacent To Croydon College **Type:** Non-material amendment
College Road
Croydon, CR0 1PF

Proposal : Non-material amendment to application 21/03856/CONR for Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01831/PDO **Ward :** **Fairfield**
Location : Ryland House **Type:** Observations on permitted
9 Church Road development
Croydon
CR0 1SG

Proposal : The proposed installation comprises of swapping out 3 no. antennas along with associated ancillary equipment, removing 3 no. antennas, swap out 1 GPS node, swapping out 1 cabinet.

Date Decision: 06.06.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01863/NMA **Ward : Fairfield**
Location : 1-5 Lansdowne Road And Voyager House, Type: Non-material amendment
30-32 Wellesley Road, Croydon CR0 2BX

Proposal : Non-Material Amendment to planning permission 17/03457/FUL to amend the triggers for condition 4 (CLP)

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00063/HSE **Ward : Kenley**
Location : 9 Cumberlands Type: Householder Application
Kenley
CR8 5DX

Proposal : Alterations to land levels, external changes to existing house including enlarged entrance porch, replacement balustrading at front, erection of single storey side/rear extension, erection of lower ground floor extension, patio area at rear with balustrading (AMENDED DESCRIPTION)

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00294/DISC **Ward : Kenley**
Location : 7 Highwood Close Type: Discharge of Conditions
Kenley
CR8 5HW

Proposal : Discharge of Condition 3 (Landscaping) attached to planning permission ref. 20/03616/CONR for the removal of Condition 11 (M4(3)) attached to Planning Permission 18/02710/OUT granted for demolition of the side extension to No.7 and erection of a single storey rear extension: Formation of access road and erection of 3x two storey detached dwellings at the rear.

Date Decision: 05.06.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/00763/FUL **Ward : Kenley**
Location : The Bungalow **Type: Full planning permission**
Little Roke Road
Kenley
CR8 5NE

Proposal : Demolition of existing dwelling and erection of 2 x 2-storey semi-detached dwellings fronting Lower Road, with associated parking and amenity space.

Date Decision: 08.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00848/TRE **Ward : Kenley**
Location : Beechwold **Type: Consent for works to protected trees**
2 Kenwood Ridge
Kenley
CR8 5JW

Proposal : T1- Fagus Sylvatica - Beech - Lift the tree by removal of the lateral branches at approx. 18ft growing towards the property.
T2- Ash - Fell due to dieback
T3- Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T4-Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T5- Beech - Reduce the crown by removal of up to 1.5metres in height and up to approximately 1metre in lateral spread.
T6- Lime- Remove 1x snapped suspended limb from within the crown and reduce 1x leading main stem which is out of shape from the rest of the crown.
(TPO 31, 1986)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01145/HSE **Ward : Kenley**
Location : 110 Higher Drive **Type: Householder Application**
Purley
CR8 2HL

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Alterations. Installation of 3x rooflights to north facing side roof slope. Alterations to external appearance including removal of 1x door to be replaced with 1x window to south side elevation, replacement of 1x door to south side elevation, partial rendering of south side elevation, replacement of 1x window to front elevation, and installation of timber cladding to rear and north side elevations.

Date Decision: 30.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01158/LP

Ward : Kenley

Location : Beechwold
2 Kenwood Ridge
Kenley
CR8 5JW

Type: LDC (Proposed) Operations edged

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

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01288/LE

Ward : Kenley

Location : The Gables
21 Cullesden Road
Kenley
CR8 5LR

Type: LDC (Existing) Use edged

Proposal : Lawful Development Certificate (Existing Use) for 4 flats at 21 and 21A Cullesden Road

Date Decision: 09.06.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/01331/GPDO

Ward : Kenley

Location : Norrington
4 Welcomes Road
Kenley
CR8 5HD

Type: Prior Appvl - Class AA upto 2 storeys

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

Date Decision: 23.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01434/DISC **Ward : Kenley**
Location : Little Hayes Nursing Home Type: Discharge of Conditions
29 Hayes Lane
Kenley
CR8 5LF

Proposal : Discharge of condition 7 (hard/soft landscaping) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01435/DISC **Ward : Kenley**
Location : Little Hayes Nursing Home Type: Discharge of Conditions
29 Hayes Lane
Kenley
CR8 5LF

Proposal : Discharge of condition 6 (ground protection) attached to planning permission 17/04594/FUL for demolition of existing buildings and erection of two four storey buildings with a linked glazed walkway to provide 24 residential apartments (3 x 1-bed, 18 x 2-bed and 3 x 3-bed), 15 parking spaces, amended and new accesses, alterations to ground levels, associated landscaping including private amenity space and communal roof top amenity space with a play area.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01700/TRE **Ward : Kenley**
Location : 13 Hermitage Road Type: Consent for works to protected trees
Kenley
CR8 5EA

Proposal : 1 x Beech (T1, front): Fell
(TPO 32, 2008)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01363/LP

Location : 31 Thursley Crescent
Croydon
CR0 0PR

Ward : New Addington North

Type: LDC (Proposed) Operations
edged

Proposal : Erection of detached outbuilding

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01279/GPDO

Location : 46 Arnhem Drive
Croydon
CR0 0EB

Ward : New Addington South

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.49 metres

Date Decision: 03.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01321/HSE

Location : 56 Parkway
Croydon
CR0 0LA

Ward : New Addington South

Type: Householder Application

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

Date Decision: 30.05.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 22/03125/FUL **Ward : Norbury Park**
Location : 82 Kensington Avenue Type: Full planning permission
Thornton Heath
CR7 8BZ

Proposal : Construction of first floor and erection of side and rear extensions: subdivision to form two three-bedroom houses, provision of associated car parking, refuse and cycle storage

Date Decision: 30.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/03126/FUL **Ward : Norbury Park**
Location : 82 Kensington Avenue Type: Full planning permission
Thornton Heath
CR7 8BZ

Proposal : Construction of first floor and erection of side and rear extensions: subdivision to form two four-bedroom houses, provision of associated car parking, refuse and cycle storage

Date Decision: 30.05.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/00408/HSE **Ward : Norbury Park**
Location : 294 Green Lane Type: Householder Application
Norbury
London
SW16 3BA

Proposal : Erection of two storey side extension, single storey rear extension and front extension including porch, alteration of roof from hip to gable and installation of 4 (four) rooflights to the front roof slope and (3) rooflights to the rear roof slope.

Date Decision: 31.05.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 65 Virginia Road
Thornton Heath
CR7 8EN
Type: LDC (Proposed) Operations
edged

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main
roofslope and installation of three (3) rooflights into front roofslope.

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01389/HSE
Location : 5 Heatherset Gardens
Norbury
London
SW16 3LS
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of single storey rear extension with alterations to fenestrations.

Date Decision: 09.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01428/GPDO
Location : 188 Green Lane
Norbury
London
SW16 3NE
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.2 metres from the rear wall of
the original house with a height to the eaves of 2.6 metres and a maximum height of 3
metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01559/LE
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 325 Green Lane
Norbury
London
SW16 3LU
Type: LDC (Existing) Use edged

Proposal : Continued use as a self-contained flat at rear of garden.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 22/01053/FUL
Location : 152 Norbury Crescent
Norbury
London
SW16 4JZ
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Hip to gable and rear dormer roof extensions, a single storey rear extension and conversion of the house into three flats

Date Decision: 22.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00550/DISC
Location : 1391 - 1393 London Road
Norbury
London
SW16 4AN
Ward : **Norbury And Pollards Hill**
Type: Discharge of Conditions

Proposal : Discharge of condition 2C and 2E ONLY (Detailed drawings in plan/elevation and section at 1:5 of proposed front balcony including fixings and decorative features and Obscured glazing to rear second floor windows and screening to front balcony) of LPA ref: 18/04605/FUL (Alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage)

Date Decision: 26.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00918/FUL **Ward :** **Norbury And Pollards Hill**
Location : 268 Woodmansterne Road **Type:** Full planning permission
Norbury
London
SW16 5TR

Proposal : Alterations, erection of first floor to No.268 to provide additional 1-bedroom flat and provision of associated cycle and refuse storage

Date Decision: 26.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01424/FUL **Ward :** **Norbury And Pollards Hill**
Location : 8 Melrose Avenue **Type:** Full planning permission
Norbury
London
SW16 4QU

Proposal : Erection of a side/rear infill extension, rooflights to the front roof, rear dormer extension and conversion to 3 flats

Date Decision: 06.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01440/LE **Ward :** **Norbury And Pollards Hill**
Location : 2 Oakhill Road **Type:** LDC (Existing) Use edged
Norbury
London
SW16 5RG

Proposal : Lawful use of part of the ground floor as a self contained flat

Date Decision: 02.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01896/LP **Ward :** **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 13 Pollards Hill South
Norbury
London
SW16 4LW
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft to habitable space and rection of side/rear dormers.

Date Decision: 23.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/05188/HSE
Location : 24 Placehouse Lane
Coulsdon
CR5 1LA
Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey rear and side extension

Date Decision: 06.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01313/LP
Location : 67 Mead Way
Coulsdon
CR5 1PQ
Ward : Old Coulsdon
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extension and erection of dormer extension on the rear roof slope

Date Decision: 26.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01382/DISC
Location : Ash Villas
86 Bradmore Way
Coulsdon
CR5 1PB
Ward : Old Coulsdon
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Discharge Condition 7 (Sustainable Urban Drainage) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

Date Decision: 01.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01417/DISC **Ward : Old Coulsdon**
Location : Development Site At **Type: Discharge of Conditions**
24 Coulsdon Court Road
Coulsdon
CR5 2LL

Proposal : Discharge of condition numbers 4 (External Facing Materials), 5 (Landscaping) and 6 (Drainage) attached to planning permission ref. 21/02876/FUL. (Demolition of existing building, erection of a terrace of 6 three/four bedroom houses of two-storeys with roofspace accommodation, provision of 6 car parking spaces and refuse storage structures).

Date Decision: 02.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01463/HSE **Ward : Old Coulsdon**
Location : 36 Placehouse Lane **Type: Householder Application**
Coulsdon
CR5 1LA

Proposal : Alterations. Erection of single storey rear/side extension. Erection of raised rear patio.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01471/DISC **Ward : Old Coulsdon**
Location : Arjun House **Type: Discharge of Conditions**
34 Caterham Drive
Coulsdon
CR5 1JF

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Discharge of condition 5 (CLP) of planning reference 19/03385/FUL for the demolition of existing dwelling and garage and erection of a three storey building comprising 6 flats (3 x 3 bed, 1 x 2 bed and 2 x 1 bed), 3 parking spaces, communal amenity space and cycle / refuse / recycle storage

Date Decision: 31.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01518/HSE
Location : 39 Tollers Lane
Coulsdon
CR5 1BF

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single storey side and rear extension

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01815/CAT
Location : 95 Coulsdon Road
Coulsdon
CR5 2LD

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

Proposal : T1 Norway Maple - Fell

Date Decision: 01.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02148/LP
Location : 28 Placehouse Lane
Coulsdon
CR5 1LA

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

Proposal : Loft conversion including erection of side dormers, and installation of Juliet balcony to the rear elevation.

Date Decision: 09.06.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/00772/TRE
Location : 27 Stanhope Road
Croydon
CR0 5NS

Ward : Park Hill And Whitgift
Type: Consent for works to protected trees

Proposal : T14 Pedunculate oak: Crown Lift Over Car Park/ Footpath to 2.5m
T25 Sycamore: Fell
T26 Common hawthorn: Fell
T31 Sycamore: Fell
T37 Sycamore: 3 metre height reduction
(TPO 36, 1983)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01162/DISC
Location : Development Site At
114 Addiscombe Road
Croydon
CR0 5PQ

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 9 Construction logistics Plan of planning permission 19/05965/FUL granted for demolition of existing building and erection of two dwelling houses with off street parking.

Date Decision: 24.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01292/FUL
Location : St Matthews Church
Chichester Road
Croydon
CR0 5NQ

Ward : Park Hill And Whitgift
Type: Full planning permission

Proposal : Alterations, replacement of aluminium roof with natural zinc and installation of solar PV panels

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 37 Purley Bury Close
Purley
CR8 1HW

Type: **Riddlesdown**
Householder Application

Proposal : Alterations. Erection of first floor rear extension. Removal of existing chimney.

Date Decision: 30.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01474/HSE

Location : 49 Riddlesdown Avenue
Purley
CR8 1JL

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

Proposal : Erection of external balcony at rear of property

Date Decision: 02.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01635/DISC

Location : 85 Purley Downs Road
South Croydon
CR2 0RJ

Ward : **Purley Oaks And Riddlesdown**
Type: Discharge of Conditions

Proposal : Discharge of condition 10 (Construction Logistics Plan) attached to planning permission 22/03208/FUL for Demolition of existing dwellinghouse and erection of a three storey building comprising 9 flats, alterations/widening of existing vehicular access, formation of access road, provision of associated parking, cycle parking, bin store and hard and soft landscaping

Date Decision: 09.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02126/LP

Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 11 Christchurch Road
Purley
CR8 2BZ
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable and rear dormer includes installation of two rooflights on front roof slopes

Date Decision: 09.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05354/HSE
Location : 23B Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of a single storey rear extension above the existing raised platform.
[Retrospective application].

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05359/FUL
Location : 32 Plough Lane
Purley
CR8 3QA
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Alterations to land levels, erection of a terrace of 3 two storey houses to the rear of Larch Mead 32 Plough Lane with associated refuse and bike stores, formation of vehicular access and provision of associated parking.

Date Decision: 06.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00026/HSE
Location : 3 Woodside Road
Purley
CR8 4LQ
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 20 Silver Lane
Purley
CR8 3HG

Type: Works to Trees in a
Conservation Area

Proposal : T1 - Ash: Fell
T2 - Lime: 4-5m Crown Reduction
T3 - Red Cedar: Fell

Date Decision: 24.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01030/HSE

Location : 8 Briar Hill
Purley
CR8 3LE

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

Proposal : Alteration to existing and retention of 2no. black wrought iron entrance gates to existing driveway entrances to property.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01063/FUL

Location : 30 Wyvern Road
Purley
CR8 2NP

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

Proposal : Demolition of parts of the building and erection of ground floor side and rear extensions, first floor side (gable) and rear (gable) extensions and a rear roof dormer to facilitate the conversion of the dwelling into 4 flats. External structures are proposed for cycle storage, refuse storage and a heat pump enclosure, along with provision of play space, landscaping and parking. [Amended description]

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01071/DISC

Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 6 Oscar Close
Purley
CR8 2LU
Type: Discharge of Conditions

Proposal : Discharge of condition numbers 4 (Construction Logistics Plan), 5 (Landscaping), 6 (Details), 7 (EVCP) and 8 (Refuse/Cycle Store Details) attached to planning permission ref. 21/06018/FUL. (Demolition of existing dwelling and the erection of two pairs of three bed semi's with associated parking, refuse and recycling stores and cycle stores and private amenity space).

Date Decision: 05.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01168/HSE
Location : 33 Stoats Nest Road
Coulsdon
CR5 2JJ
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Demolition of existing conservatory and erection of single storey side/front extension includes internal alteration

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01228/LE
Location : 28A Monahan Avenue
Purley
CR8 3BA
Ward : **Purley And Woodcote**
Type: LDC (Existing) Operations edged

Proposal : Erection of a detached outbuilding to the rear of the garden

Date Decision: 07.06.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/01311/FUL
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Purley United Reformed Church
Brighton Road
Purley
CR8 2LN

Type: Full planning permission

Proposal : Minor external alterations to the rear north western face of church ancillary accommodation: replacement of steel double doors in black painted hardwood; replacement of timber infill panel with red brick to match existing; existing dwarf wall shortened in length; steel guard rail provided adjacent to dwarf wall and change of level.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01314/HSE
Location : 4A Woodcote Park Avenue
Purley
CR8 3NG

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

Proposal : Alterations. Erection of a two storey rear/side/front extension. Erection of a single storey rear/side extension. Erection of a single storey front porch extension.

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01332/FUL
Location : Coleridge-taylor Court
20 Russell Hill Road
Purley
CR8 2LA

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

Proposal : Change of use of ground floor from cycle showroom/shop (Sui Generis) to retail use (Use Class E).

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01358/HSE
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 3 Foxglove Gardens
Purley
CR8 3LQ
Type: Householder Application

Proposal : Erection of 5x dormer windows to rear roof slope. Installation of 3x rooflights to front roof slope.

Date Decision: 25.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01494/PAD
Location : 111 Brighton Road
Purley
CR8 4HD
Ward : **Purley And Woodcote**
Type: Determination prior approval
demolition

Proposal : Application for Prior Approval for the demolition of the entire property known as 111 Brighton Road, Purley, Croydon, CR8 4HD

Date Decision: 05.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01530/HSE
Location : 116 Woodcote Valley Road
Purley
CR8 3BF
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Conversion of garage to living space and replacement of garage door with a window.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01705/HSE
Location : 93 Hartley Down
Purley
CR8 4ED
Ward : **Purley And Woodcote**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of single storey rear extension and first floor side extension. Conversion of garage to a utility room and a storage room. Land level changes and alterations.

Erection of single storey rear extension and first floor side extension. Conversion of garage to a utility room and a storage room. Land level changes and alterations.

Date Decision: 08.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01718/CAT

Ward : Purley And Woodcote

Location : 8 Briar Hill
Purley
CR8 3LE

Type: Works to Trees in a
Conservation Area

Proposal : Please see attached schedule of proposed work.

Date Decision: 31.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01722/PDO

Ward : Purley And Woodcote

Location : Car Park
Whytecliffe Road South
Purley
CR8 2AY

Type: Observations on permitted
development

Proposal : Removal and replacement of 3no antennas and the installation of ancillary radio equipment on the roof.

Date Decision: 25.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01728/TRE

Ward : Purley And Woodcote

Location : High Trees
10A Woodland Way
Purley
CR8 2HU

Type: Consent for works to protected
trees

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : T1, T2 & T3 - Oak Trees: Reduce back to previous pruning points.
(TPO No. 31, 1974)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01742/TRE
Location : 51 Woodcote Valley Road
Purley
CR8 3AN

Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T1 Beech. Reduce the co-dominant stem by 4-5m in height to reduce crown weight on a decayed mainstem.
(TPO 19, 1979)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01964/TR5
Location : 13 Briar Hill
Purley
CR8 3LF

Ward : Purley And Woodcote
Type: 5 Day Notification to Remove TPO(s)

Proposal : T4: Acacia - Fell dying tree. T6: Scots Pine - Fell dead tree. T7: Sycamore - Fell dangerous tree, due to 400mm cavity in 500mm stem.
Conservation Area.

Date Decision: 23.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04130/FUL
Location : 34A, 34B And Rear Of 34 Arkwright Road
South Croydon
CR2 0LL

Ward : Sanderstead
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Demolition of existing dwellinghouses at 34a and 34b Arkwright Road and the construction of 9 dwellinghouses 3 storeys in height together with associated parking, access and landscaping

Date Decision: 02.06.23

Permission Refused

Level: Planning Committee

Ref. No. : 23/00350/HSE
Location : 115 Mitchley Avenue
South Croydon
CR2 9HP

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations and single storey side/rear extension with extension of existing terrace.

Date Decision: 07.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00992/HSE
Location : 32 North Down
South Croydon
CR2 9PA

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of two storey side extensions. Single storey rear extension with roof terrace. Increase in main roof ridge height with crown roof and loft conversion to include two rear dormers and insertion of 3 no. rooflights in the front roof slope.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01003/HSE
Location : 13 Blacksmiths Hill
South Croydon
CR2 9AZ

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations to the existing roof form, including the removal of the existing chinmeys, the erection of a single and two storey front extension with associated hipped roof.

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 01.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01038/HSE **Ward : Sanderstead**
Location : 63 Arkwright Road **Type: Householder Application**
South Croydon
CR2 0LP

Proposal : Erection of single/two storey front/side/rear extensions with accommodation in roofspace, rear rooflight and alterations including change to materials and windows (retrospective application)

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01099/HSE **Ward : Sanderstead**
Location : 53 Harewood Gardens **Type: Householder Application**
South Croydon
CR2 9BU

Proposal : Single storey rear and side extension.

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01258/HSE **Ward : Sanderstead**
Location : 20 Cranleigh Gardens **Type: Householder Application**
South Croydon
CR2 9LD

Proposal : Alterations; demolition of garage and erection of ground floor front, side and rear wraparound extension and first floor rear extension with associated changes to fenestration.

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01357/PA8
Location : Telecommunication Mast
Mitchley Wood
Dunmail Drive
Purley
CR8 1EX

Ward : Sanderstead
Type: Telecommunications Code
System operator

Proposal : The installation of a new sharable 30m lattice mast which is collocated with an existing mast to the north of the site. The proposed new mast supports 6no. antennas over 1no. headframe, 2no. 600mm diameter transmission link dishes, 6no. equipment cabinets, 2.4m high perimeter fence and ancillary development thereto). This is required to facilitate enhanced network coverage for the Mobile Network Operators. This multiuser structure with secure compound and upgraded power supply will enable a consolidation of equipment and in time lead to the removal of unused infrastructure from the wider site and cell area.

Date Decision: 25.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01370/LP
Location : 4 Stockham's Close
South Croydon
CR2 0LS

Ward : Sanderstead
Type: LDC (Proposed) Operations
edged

Proposal : Extension to the rear garden patio area.

Date Decision: 26.05.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01462/HSE
Location : 39 Court Hill
South Croydon
CR2 9ND

Ward : Sanderstead
Type: Householder Application

Proposal : Alterations and single storey rear extension and new garden wall.

Date Decision: 08.06.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/01527/DISC
Location : Development Site At
2 Shaw Crescent
South Croydon
CR2 9JA

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (SUDS) attached to planning permission 21/04742/FUL for Demolition of single-family dwellinghouse and erection of 4x 3-storey semi-detached dwellinghouses and a terrace of 3x 2-storey dwellinghouses containing total of 7x 3-bedroom units.

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01585/TRE
Location : 44 Riding Hill
South Croydon
CR2 9LN

Ward : Sanderstead
Type: Consent for works to protected trees

Proposal : T1, Beech - To crown raise to 4.5m
T2, Beech - To crown raise to 4.5m
(TPO 163)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01603/HSE
Location : 177 Upper Selsdon Road
South Croydon
CR2 0DW

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of rear dormer extension and installation of three rooflights to front roofslope to facilitate loft conversion

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Ref. No. : 23/01639/HSE **Ward : Sanderstead**
Location : 38 Arkwright Road Type: Householder Application
South Croydon
CR2 0LL

Proposal : Alterations including erection of dormers to the rear elevation, enlargement of the existing front dormer and insertion of two rooflights to the front roofslope.

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01929/DISC **Ward : Sanderstead**
Location : 18 Downsway Type: Discharge of Conditions
South Croydon
CR2 0JA

Proposal : Discharge of Condition 6 (Privacy Screening) attached to planning permission ref. 22/04005/HSE for the erection of two storey front extension and part single-storey part two-storey side and rear extension. Alterations and erection of rear dormer extension, installation of five rooflights, raised patio area with steps at rear and detached outbuilding at rear.

Date Decision: 31.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00884/HSE **Ward : Selsdon And Addington Village**
Location : 70 Gravel Hill Type: Householder Application
Croydon
CR0 5BE

Proposal : Formation of dropped kerb to existing driveway

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00902/ADV **Ward : Selsdon And Addington**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Social Club
151 Addington Road
South Croydon
CR2 8LH

Type: **Village**
Consent to display
advertisements

Proposal : Erection of a vinyl banner.

Date Decision: 02.06.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01293/LP

Location : 6 Ruffetts Close
South Croydon
CR2 7JS

Ward : **Selsdon And Addington
Village**

Type: LDC (Proposed) Operations
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of front rooflights

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01294/HSE

Location : 6 Ruffetts Close
South Croydon
CR2 7JS

Ward : **Selsdon And Addington
Village**

Type: Householder Application

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

Date Decision: 02.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01519/TRE

Ward : **Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 52 Boundary Way
Croydon
CR0 5AU
Type: Consent for works to protected trees

Proposal : T4, Ash - To remove 5 lateral primary branches growing towards the garage. (no height reduction or cutting into the main stem)
(TPO 32, 1979 and 35, 1979)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01753/GPDO
Ward : **Selsdon And Addington Village**
Location : Patcham Gorse
138 Coombe Lane
Croydon
CR0 5RF
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 06.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01972/LP
Ward : **Selsdon And Addington Village**
Location : 34 Chestnut Grove
South Croydon
CR2 7LH
Type: LDC (Proposed) Operations edged

Proposal : Removal of chimney breast and erection of hip to gable end roof extensions, construction of a rear dormer extension and installation of roof lights in the front roof slope.

Date Decision: 26.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/03818/DISC
Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

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

Proposal : Discharge of Condition 4 (Landscaping) and 17 (Boundary Treatments) attached to permission 18/04516/FUL for Demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking.

Date Decision: 31.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00755/TRE Ward : **Selsdon Vale And Forestdale**
Location : 17 Boxford Close Type: Consent for works to protected trees
South Croydon
CR2 8SY

Proposal : T1 - Ash: 3 metre height reduction and 1 metre lateral reduction.
(TPO 22, 1972)

Date Decision: 23.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01529/LP Ward : **Selsdon Vale And Forestdale**
Location : 35 Kersey Drive Type: LDC (Proposed) Operations edged
South Croydon
CR2 8SX

Proposal : Alterations, conversion of garage to habitable accommodation and installation of a roof lantern.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01690/GPDO Ward : **Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 2 Sundale Avenue
South Croydon
CR2 8RY

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.4 metres

Date Decision: 07.06.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01715/TRE

Location : 25 Suffield Close
South Croydon
CR2 8SZ

Ward : **Selsdon Vale And Forestdale**

Type: Consent for works to protected trees

Proposal : T2. Common Ash - Fell due to compromised mainstem, historic wounds at base of stem, decay/bark death. Also, the presence of "Ash die-back" in the upper crown.
(TPO 104)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01211/LP

Location : 36 Guildford Road
Croydon
CR0 2HG

Ward : **Selhurst**

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01468/FUL

Ward : **Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Driessen Works
33 Milton Avenue
Croydon
CR0 2BP

Type: Full planning permission

Proposal : Demolition of existing warehouse and erection of part 3-storey, part 4-storey building comprising of 9 residential units with associated landscaping, parking, cycle and refuse stores and associated works.

Date Decision: 09.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01473/LE
Location : 23 St Saviour's Road
Croydon
CR0 2XE

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

Proposal : Use of the property as an HMO for up to 7 people

Date Decision: 06.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 21/03563/DISC
Location : 116 Orchard Way
Croydon
CR0 7NN

Ward : **Shirley North**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (facing materials), 4 (balcony screens and cycle storage) and 5 (CLP) pursuant to planning permission 20/05960/FUL granted 12 May 2021

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01022/LP
Location : 28 Spring Park Road
Croydon
CR0 5ED

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

Proposal : Insertion of ground floor flank window

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 187 The Glade
Croydon
CR0 7UN
Type: Full planning permission

Proposal : Erection of two storey detached dwelling.

Date Decision: 24.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01327/PA8
Location : Highways Land
Adjacent The Willows 311 Wickham Road
Croydon
CR0 8TH
Ward : Shirley North
Type: Telecommunications Code
System operator

Proposal : Proposed telecommunications installation: Proposed 15.0m Phase 5 Monopole and associated ancillary works.

Date Decision: 26.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01395/DISC
Location : 26 Gladeside
Croydon
CR0 7RE
Ward : Shirley North
Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 2 (CLP) and 3 (tree portection) of planning permisison 22/00096/ful granted for Erection of a two bedroom bungalow fronting Woodmere Close.

Date Decision: 31.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00331/FUL
Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Builders Yard
794-796 Wickham Road
Croydon
CR0 8EB
Type: Full planning permission

Proposal : Erection of a first floor side extension to create additional residential accommodation for the existing first floor flat, installation of a new shopfront and amalgamation of existing ground floor commercial unit to create additional retail, office and staff accommodation for existing builders storage yard, installation of new door and windows to trade counter building and the creation of an external refuse and recycling store to serve the first floor flat.

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00873/HSE
Location : 4 Postmill Close
Croydon
CR0 5DY
Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of part single part two-storey rear extension and rear patio platform with associated works

Date Decision: 23.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01210/LP
Location : 202 Bridle Road
Croydon
CR0 8HL
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged

Proposal : Demolition and erection of a single storey side extension

Date Decision: 01.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01277/DISC
Ward : **Shirley South**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 20 Lime Tree Grove
Croydon
CR0 8AU
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (fire safety statement) attached to planning application PP 22/04069/HSE - Single storey side/rear extension incorporating existing rear garage.

Date Decision: 26.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01282/HSE
Location : 201 Devonshire Way
Croydon
CR0 8BZ
Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of two-storey side extension following garage conversion. Erection of single-storey front and rear extension. Relocation of main entrance door from side to front.

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01427/HSE
Location : 38 Devonshire Way
Croydon
CR0 8BR
Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of single-storey rear extension to existing garage.

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01439/GPDO
Location : 4 Lime Tree Grove
Croydon
CR0 8AU
Ward : **Shirley South**
Type: Prior Appvl - Class A Larger House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 2.9 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01587/LP

Ward : **Shirley South**

Location : 50 Bennetts Way
Croydon
CR0 8AB

Type: LDC (Proposed) Operations edged

Proposal : Lawful Development Certificate for addition of a side dormer

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01708/HSE

Ward : **Shirley South**

Location : 12 Shirley Church Road
Croydon
CR0 5EE

Type: Householder Application

Proposal : Erection of two-storey side and part 1/2 storey rear extension following demolition of carport and garage. Alterations to utility room.

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/01628/FUL

Ward : **South Croydon**

Location : South Park Hotel
3 South Park Hill Road
South Croydon
CR2 7DY

Type: Full planning permission

Proposal : Proposed temporary change of use to HMO (for a period of 3 years) from current temporary student accommodation use (original use hotel)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 26.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/05336/GPDO
Location : 18C Selsdon Road
South Croydon
CR2 6PA

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

Proposal : Change of use of building at rear from commercial (Use Class E) to residential (Use Class C3) to provide 1 flat under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 26.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/00123/DISC
Location : 56 West Hill
South Croydon
CR2 0SA

Ward : South Croydon
Type: Discharge of Conditions

Proposal : Discharge of condition 7 (SuDS) attached to planning permission 20/04307/FUL (Demolition of existing dwelling and erection of 8 residential units in a 3 storey building with associated parking, cycle and refuse storage)

Date Decision: 23.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00574/FUL
Location : 73 - 73A Sussex Road
South Croydon
CR2 7DB

Ward : South Croydon
Type: Full planning permission

Proposal : Alterations to existing shopfront

Date Decision: 22.05.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/00895/LP
Location : 68 Croham Manor Road
South Croydon
CR2 7BF

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

Proposal : Garage conversion into habitable space including alteration to fenestrations and garage door

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00915/TRE
Location : 7 St Ann's Way
South Croydon
CR2 6DN

Ward : **South Croydon**
Type: Consent for works to protected
trees

Proposal : Oak Tree - 2 metre crown reduction.
(TPO no. 49, 2010)

Date Decision: 24.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01004/HSE
Location : 1 Bankside
South Croydon
CR2 7BL

Ward : **South Croydon**
Type: Householder Application

Proposal : Resurfacing of existing driveway and removal of existing deck to rear of house and replacement with hard landscaping.

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01029/DISC
Location : 25 Haling Park Road
South Croydon
CR2 6NJ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Details pursuant to Condition 6 (carbon) of planning permission 18/04236/FUL for demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1x one bedroom and 7x two bedroom flats. Provision of associated parking, landscaping and refuse store.

Date Decision: 24.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01172/HSE
Location : 30 Bench Field
South Croydon
CR2 7HX

Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of a marquee (retrospective)

Date Decision: 07.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01216/DISC
Location : Rutherford School
1A Melville Avenue
South Croydon
CR2 7HZ

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

Proposal : Discharge of Condition 14 (Landscaping) attached to permission 19/05483/FUL for Demolition of lodge building, alterations, erection of extension to main school to provide additional facilities including multi-use teaching spaces, therapy garden/space, therapy pool and changing facilities, meeting rooms/cafe space, alterations to parking area at front including the provision of 11 parking spaces

Date Decision: 23.05.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01224/GPDO
Location : 33 Brighton Road
South Croydon
CR2 6EB

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

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Change of use from office (Use Class E) to residential (Use Class C3) to provide 6no. flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and associated works

Date Decision: 05.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01416/DISC **Ward : South Croydon**
Location : Karan Heights **Type: Discharge of Conditions**
270 Selsdon Road
South Croydon
CR2 7AA

Proposal : Discharge of Condition 4 (Materials) and partial discharge of Condition 7 (Part A - Levels) attached to permission 20/02863/FUL for 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.

Date Decision: 05.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01433/FUL **Ward : South Croydon**
Location : 111-115 South End **Type: Full planning permission**
Croydon
CR0 1BJ

Proposal : Removal of ATM & Night Safe Bezel, existing signage and reinstate materials where required

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01441/DISC **Ward : South Croydon**
Location : Land Adjacent 25 Temple Road **Type: Discharge of Conditions**
Croydon
CR0 1HU

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Details pursuant to condition 5 (refuse, boundary, planting, hard landscaping , balcony, childspace) of planning permission 20/02256/FUL granted for Part first floor and part ground floor side and rear extensions with additions to the roof and associated alterations to convert the existing building into four flats

Date Decision: 06.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01442/DISC

Ward : **South Croydon**

Location : Land Adjacent 25 Temple Road
Croydon
CR0 1HU

Type: Discharge of Conditions

Proposal : Details pursuant to condition 4 (boundary bikes and bins) and 5 (planting, species, landscaping, play) of planning permission 20/02257/FUL granted for Erection of a new three storey building containing 5 flats with associated external works

Date Decision: 07.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01625/TRE

Ward : **South Croydon**

Location : 41 Normanton Road
South Croydon
CR2 7AF

Type: Consent for works to protected trees

Proposal : T1 Conifer - Remove two dead stems (EXEMPT)
T2 Yew - Cut back to clear building line by 2m
T3 Yew - Remove crossing stem on garage side: cut back to clear building lines by 3m
T4 Dead Silver Birch - Fell (EXEMPT)
T5 Lime x 2 - Reduce height and laterals by up to 3m to points of last reduction; Remove regrowth from main stems and branches (Structural pollard)
(TPO 2, 1977)

Date Decision: 31.05.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01732/CAT

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 64 Croham Manor Road
South Croydon
CR2 7BF

Type: Works to Trees in a
Conservation Area

Proposal : Purple Leaved Plum - Rear boundary - section fell as close to ground level as practicable

Reason for application:

The tree was recently reduced, whilst these works were undertaken it was advised that there is extensive decay to the base and throughout the crown and removal is the best option.

Date Decision: 31.05.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01735/DISC

Location : 25 Temple Road
Croydon
CR0 1HU

Ward : **South Croydon**

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 4 (CLP) Of planning permission 20/02256/FUL granted for part first floor and part ground floor side and rear extensions with additions to the roof and associated alterations to convert the existing building into four flats.

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01736/DISC

Location : Land Adjacent 25 Temple Road
Croydon
CR0 1HU

Ward : **South Croydon**

Type: Discharge of Conditions

Proposal : Details pursuant to condition 6 (CLP) of planning permission 20/02257/FUL granted for erection of a new three storey building containing 5 flats with associated external works.

Date Decision: 24.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01833/DISC

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Karan Heights
270 Selsdon Road
South Croydon
CR2 7AA
Type: Discharge of Conditions

Proposal : Submission of amended details for Condition 13 (Fire Statement) attached to permission 20/02863/FUL for 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

Date Decision: 05.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01890/DISC
Location : Karan Heights
270 Selsdon Road
South Croydon
CR2 7AA
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (Cycle and Refuse Storage) attached to permission 20/02863/FUL 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

Date Decision: 07.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01894/DISC
Location : Karan Heights
270 Selsdon Road
South Croydon
CR2 7AA
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 b,c,d (Landscaping) and Condition 9 (Electric Vehicle Charging Points) attached to permission 20/02863/FUL for 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

Date Decision: 06.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01939/LP
Location : 22 Junction Road
South Croydon
CR2 6RB

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

Proposal : Demolition of existing garden room and erection of a single storey rear extension.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02067/DISC
Location : Coombe Wood School
30 Melville Avenue
South Croydon
CR2 7HY

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

Proposal : Discharge of Condition 13 (BREEAM) of Planning Permission 18/01711/FUL granted on the 24/01/2019 for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 09.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00292/HSE
Location : 22 Sundial Avenue
South Norwood
London
SE25 4BX

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

Proposal : Erection of single storey rear extension (following demolition of existing) and raised decking.

Date Decision: 26.05.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/00477/FUL
Location : Catalina Court
61 - 63 Sunny Bank
South Norwood
London
SE25 4TZ

Ward : **South Norwood**
Type: Full planning permission

Proposal : Installation of new fire escape staircase.

Date Decision: 30.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00934/HSE
Location : 20 Woodvale Avenue
South Norwood
London
SE25 4AE

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

Proposal : Conversion of existing side extension into habitable accommodation accessible from existing house, increase to roof height and demolition of existing rear garage.

Date Decision: 24.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01112/LP
Location : 67 Norhyrst Avenue
South Norwood
London
SE25 4BY

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

Proposal : Hip to gable loft conversion, erection of rear dormer and installation of three rooflights on the front roofslope.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01714/PDO
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Tonbridge House
50 Penge Road
South Norwood
London
SE25 4EU

Type: Observations on permitted development

Proposal : Installation of 6no. new antennas, 3no. new cabinets and ancillary works thereto.

Date Decision: 24.05.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01309/GPDO
Location : Plastics Factory
121 Bensham Grove
Thornton Heath
CR7 8DX

Ward : Thornton Heath
Type: Prior Appvl - Class O offices to houses

Proposal : Change of use from Class E to Class C3 to provide 1x 2-bedroom dwelling under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 26.05.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01394/LP
Location : 32 Norfolk Road
Thornton Heath
CR7 8ND

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

Proposal : Erection of outbuilding in rear garden (following demolition of existing)

Date Decision: 31.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01593/LP

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 129 South Norwood Hill
South Norwood
London
SE25 6DD
Type: LDC (Proposed) Operations
edged

Proposal : Alteration of roof from hip to gable end, erection of dormer to rear roofslope and installation of three (3) rooflights to front roofslope.

Date Decision: 31.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02095/LP
Location : 44 Cotford Road
Thornton Heath
CR7 8RB
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of loft space to habitable space. Erection of rear outrigger dormer. Installation of 2x front rooflights.

Date Decision: 06.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00605/FUL
Location : Unit 8
Mill Lane Trading Estate
Mill Lane
Croydon
CR0 4AA
Ward : **Waddon**
Type: Full planning permission

Proposal : Use of the site for open storage (Use Class B8) for a temporary period of 5 years

Date Decision: 07.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01097/FUL
Location : 136 Southbridge Road
Croydon
CR0 1AF
Ward : **Waddon**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Alterations to the roof of the ground floor extension to flat roof with screening. Installation of new door and external staircase (retrospective)

Date Decision: 25.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01267/DISC

Ward : **Waddon**

Location : Gas Distribution Station
Factory Lane
Croydon
CR0 3RL

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (remedial and verification report) attached to planning permission 21/02647/FUL granted for Infilling and reprofiling (enabling works) of the gasholders site.

Date Decision: 25.05.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01459/GPDO

Ward : **Waddon**

Location : 1 Waterworks Cottages
Waddon Way
Croydon
CR0 4HY

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 3.3 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01565/GPDO

Ward : **Waddon**

Location : Cotswold
Dering Place
Croydon
CR0 1DT

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 2.10 metres and a maximum height of 3.04 metres

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 09.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/02260/TR5
Location : 2 The Ridgeway
Croydon
CR0 4AB

Ward : Waddon
Type: 5 Day Notification to Remove
TPO(s)

Proposal : T1 Beech: Remove large snapped branch overhanging garden out-building.
(TPO no. 29, 2001)

Date Decision: 09.06.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/04697/FUL
Location : 168 Woodside Green
South Norwood
London
SE25 5EW

Ward : Woodside
Type: Full planning permission

Proposal : Redevelopment of car park involving erection of a single-storey dwellinghouse (Use Class C3), Associated amenity, cycle storage parking and waste storage spaces, and Alterations including landscaping

Date Decision: 06.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00652/FUL
Location : 123 Howard Road
South Norwood
London
SE25 5BY

Ward : Woodside
Type: Full planning permission

Proposal : Erection of ground floor rear extension.

Date Decision: 22.05.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Date Decision: 05.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01407/HSE
Location : 12 Apsley Road
South Norwood
London
SE25 4XS

Ward : Woodside
Type: Householder Application

Proposal : Erection of two storey rear extension and dormer extension to rear roofslope, Excavation to form front lightwell, Installation of two (2) rooflights into front roofslope, and Alterations including installation of door into side elevation at lower ground floor level

Date Decision: 06.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01414/LP
Location : 182 Harrington Road
South Norwood
London
SE25 4NE

Ward : Woodside
Type: LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to gable end, erection of dormer roof extension to rear of main roofslope and installation of two (2) rooflights into front roofslope.

Date Decision: 31.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01512/GPDO
Location : 159 Portland Road
South Norwood
London
SE25 4UY

Ward : Woodside
Type: Prior Appvl - Class M A1/A2 to dwelling

Proposal : Conversion of part of the existing ground floor from a hot food takeaway to a single dwelling (Prior Approval under Schedule 2, Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date Decision: 05.06.23

Approved (prior approvals only)

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : Lonsdale House
Lonsdale Road
South Norwood
London
SE25 4JL

Type: LDC (Existing) Operations
edged

Proposal : Lawful Development Certificate for the lawful commencement of planning permission 19/05962/FUL for Demolition of existing house and garage, erection of a part one/part two/part three/part four storey building comprising 3 flats and fronting Lonsdale Road, and erection of 3 detached two storey houses in rear, formation of vehicular access and provision of associated off-street parking, refuse storage, cycle storage, and associated landscaping and boundary treatment.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/00679/FUL

Location : 8A Dunheved Road North
Thornton Heath
CR7 6AH

Ward : **West Thornton**

Type: Full planning permission

Proposal : Erection of a pair of semi-detached dwellings and provision of associated parking, landscaping, and cycle and refuse stores

Date Decision: 25.05.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01036/LP

Location : 37 Ashley Road
Thornton Heath
CR7 6HW

Ward : **West Thornton**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, installation of three rooflights on front roofslope.

Date Decision: 24.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01144/LP

Ward : **West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Location : 8 Kingswood Avenue
Thornton Heath
CR7 7HR
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension following demolition of existing conservatory.
Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 25.05.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01275/HSE
Location : 34 Stanley Grove
Croydon
CR0 3QU
Ward : **West Thornton**
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 23.05.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01451/GPDO
Location : 19 Cameron Road
Croydon
CR0 2SR
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3.3 metres

Date Decision: 25.05.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/01477/GPDO
Location : 190 Silverleigh Road
Thornton Heath
CR7 6DS
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.5 metres

Date Decision: 25.05.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01583/LP

Ward : West Thornton

Location : 11B Jamaica Road
Thornton Heath
CR7 7HD

Type: LDC (Proposed) Use edged

Proposal : Use of existing dwellinghouse (Use Class C3a) for the provision of care for up to 4 residents living together as a single household (Use Class C3b)

Date Decision: 07.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01584/DISC

Ward : West Thornton

Location : 10 Willett Road
Thornton Heath
CR7 6AA

Type: Discharge of Conditions

Proposal : Discharge of Condition 17 (SuDS) 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: 06.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01918/AUT

Ward : Out Of Borough

Location : Covers Quarry, Westerham, Kent

Type: Consultation from Adjoining Authority

Decisions (Ward Order) since last Planning Control Meeting as at: 12th June 2023

Proposal : Stabilisation and restoration of Covers Farm Quarry, Westerham, Kent using imported engineering materials to restore the site to grassland, including landscape planting and an ecological receptor area together with a temporary road and ancillary buildings.
(Consultation From Kent County Council: Reference KCC/SE/0495/2018).

Date Decision: 05.06.23

No Objection

Level: Delegated Business Meeting

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