

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, 6 July 2023 at 6.30 pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

KATHERINE KERSWELL
Chief Executive and Head of Paid Service
London Borough of Croydon
Bernard Weatherill House
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www.croydon.gov.uk/meetings
Wednesday, 28 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. Development presentations (Pages 5 - 6)

To receive the following presentations on a proposed development:

There are none.

5. Planning applications for decision (Pages 7 - 10)

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

5.1 22/05178/OUT - 20 Manor Way, Purley, CR8 3BH (Pages 11 - 36)

Outline planning permission (access, appearance, layout and scale) for the demolition of the existing house and the construction of a 3 storey building comprising 8 flats together with the provision of 8 parking spaces, refuse and cycle storage, all other matters reserved (landscaping).

Ward: Purley and Woodcote

Recommendation: Grant permission

5.2 22/04337/FUL - 27 Woodfield Hill, Coulsdon, CR5 3ED
(Pages 37 - 66)

Demolition of the existing dwelling and construction of 4 x 4 bed dwellings and 2 x 4 bed detached dwellings with associated car parking provision, cycle storage, refuse storage and landscaping and demolition of existing dwelling.

Ward: Coulsdon Town

Recommendation: Grant permission

6. Items referred by Planning Sub-Committee

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

There are none.

7. Other planning matters (Pages 67 - 68)

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

7.1 Weekly Planning Decisions (Pages 69 - 130)

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 12 June 2023 and 23 June 2023.

8. Exclusion of the Press & Public

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

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

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

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.

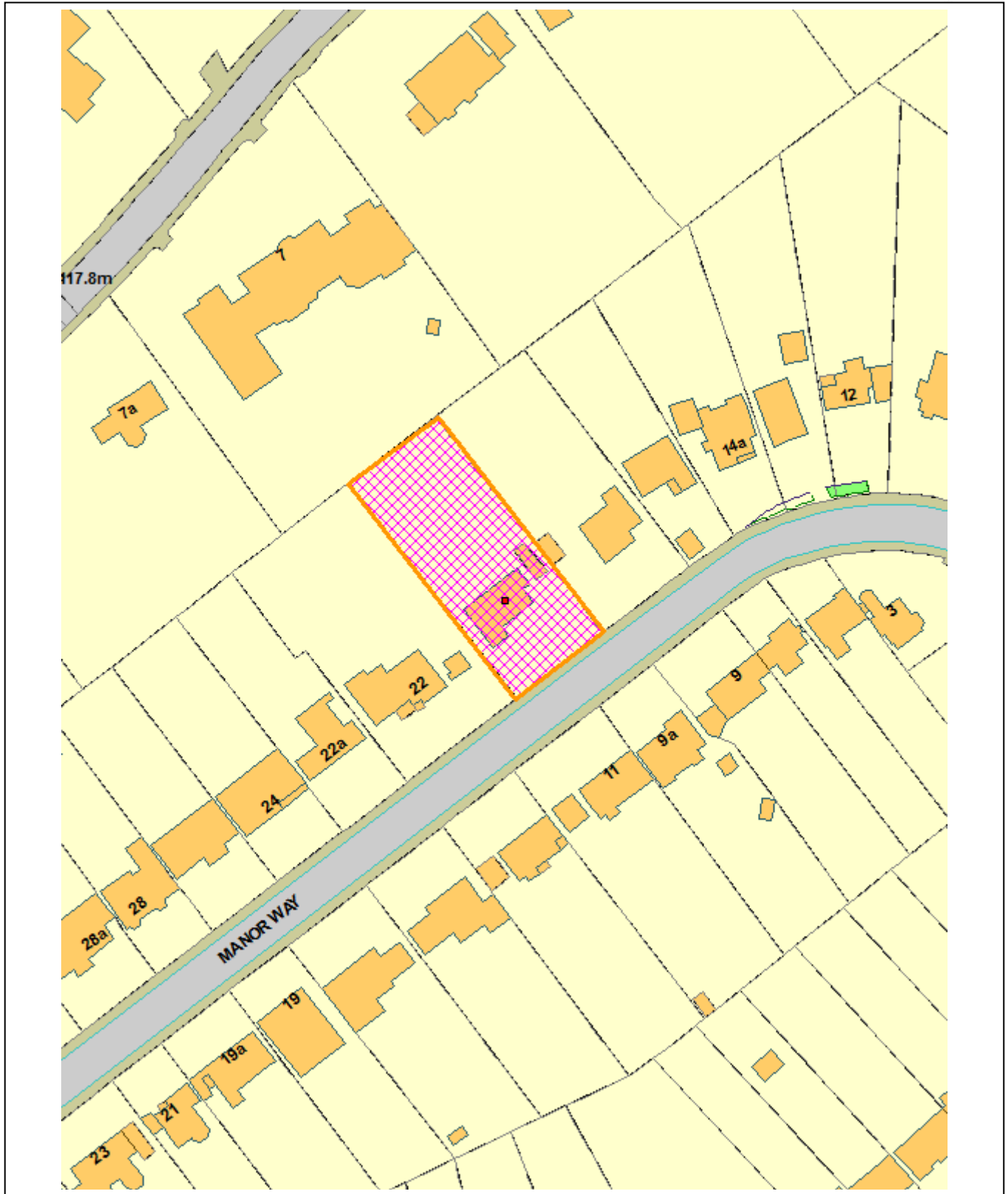
8. BACKGROUND DOCUMENTS

- 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: 22/05178/OUT
 Location: 20 Manor Way, Purley, CR8 3BH
 Ward: Purley and Woodcote
 Description: Outline planning permission (access, appearance, layout and scale) for the demolition of the existing house and the construction of a 3 storey building comprising 8 flats together with the provision of 8 parking spaces, refuse and cycle storage, all other matters reserved (landscaping)
 Drawing Nos: 217-D-10-Rev_B; 217-D-13-Rev_B; 217-D-14-Rev_A; 217-D-15-Rev_B; 217-D-03-Rev_C; 217-D-12-Rev_A; 217-D-08-Rev_B; 217-D-01; 217-D-11; 217-D-00; 217-D-07; 217-D-06; 217-D-09; 217-D-17; Design and Access Statement (September 2020 Ob Architecture); Broxap Cycle Parking Specification, Highways Technical Note (24 April 2023 Motion); Fire Statement (SilverLeaf Group V1.1) and Arboricultural Method Statement (April 2023 David Archer Associates).
 Applicant: Mr Justin Owens
 Case Officer: Mr Hoa Vong

Housing Mix					
	1 bed (2 person)	2 bed (3 person)	2 bed (4 person)	3 bed (5 person)	TOTAL
Existing	0	0	0	1	1
Proposed (market housing)	2	1	2	3	8

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1a	
Car Parking maximum standard	Proposed
10	8
Long Stay Cycle Storage minimum	Proposed
14	16
Short Stay Cycle Storage minimum	Proposed
2	2

1.1 This application is being reported to committee because:

- Councillor Samir Dwesar made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning 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:
1. Sustainable transport contribution of £12,000
 2. S.278 agreement to secure highways works
 3. Monitoring fee
 4. Payment of the Council's reasonable legal costs
 5. 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. Submission of reserved matters within 3 years development shall be begun not later than five years from the date of this permission or two years from the final approval of all of the reserved matters
2. Development to be carried out in accordance with the approved drawings and reports

Pre-commencement

3. Submission of Construction Logistics Plan
4. Drainage and SUDS strategy
5. Full landscaping details including, boundary treatments, hard and soft landscaping, play space, planting, trees (including replacement planting to the front) and biodiversity enhancements. There shall be no net loss of trees.

Prior to above ground works

6. Submission of materials and design details including screening to balconies
7. Development (as far as practicable) in accordance with accessible homes requirements M4(3) and M4(2)
8. Submission of delivery and servicing plan and design of bin enclosures
9. Details of existing and proposed levels and details of the design of the proposed retaining walls

Prior to occupation

10. Details of external energy plant

Compliance

11. Obscure glazing on flank windows above ground floor level
12. Compliance with bike store layout
13. Installation of vehicle parking spaces and compliance with highways technical note
14. Installation of EVCPs at 20% active and 80% passive
15. Compliance with Arboricultural Assessment and Tree Protection Plan
16. Compliance with Fire Statement
17. Water use target of 110l/p/d
18. 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. Highways informative in relation to s278 works required
 5. Compliance with Building/Fire Regulations
 6. Construction Logistics Informative
 7. Refuse and cycle storage Informative
 8. Thames Water
 9. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 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 3 months 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 outline planning permission for the demolition of the existing house and the construction of a 3-storey building comprising 8 flats together with the provision of 8 parking spaces, refuse and cycle storage.
- 3.2 The matters for consideration at the outline stage are as follows:
- Access
 - Appearance
 - Layout
 - Scale
- 3.3 Landscaping would be dealt with at the reserved matters stage although is indicatively shown on 217-D-02-OBA-REV_C proposed site plan.
- 3.4 It should be noted that outline planning permission was approved in 2018 (the 2018 fallback position scheme). (18/03185/OUT: Demolition of the existing building.

Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking. APPROVED 27/09/2018) This development can still be implemented until 27/09/2023 and is a “fall back” position which holds weight in the decision-making process.

3.5 The design, height and massing are substantially the same. The major difference between the previously approved application and the current proposal are as follows:



Figure 1 Proposed front elevation



Figure 2 Front elevation of application approved in 2018

- Amendment to layout of flat 4 to change this from a 2 bedroom 4 person to a 3 bedroom 5 person home thus enabling the scheme to provide 3 family homes

compared to 2 as previously approved and over 30% of the proposed homes as 3 bedroom dwellings

- Incorporation of a lift to all floors providing improved access for all users
- Introduction of a wheelchair accessible home on the ground floor in addition to all other homes now meeting M4(2) standards
- Slightly enlarged parking bays to provide better access and manoeuvrability with the site
- Introduction of fire protected lobbies to provide improved fire safety within the development
- Larger and improved private amenity spaces to some of the apartments in excess of what is required under National Design Standards
- Slightly enlarged retaining walls.

Site and Surroundings

- 3.6 The application site lies on the north-western side of Manor Way and is currently occupied by a large, detached bungalow. The existing property sits in an elevated position with an inclining driveway.
- 3.7 The surrounding area is typically residential in character comprising large, detached dwellings varying in design and character. Most properties are sited within generous plots benefitting from large quantities of established soft landscaping. Land levels rise from the south-east to the north-west and therefore the properties on the south-eastern side of Manor Way are typically a storey lower to those properties to the north-west.
- 3.8 The application site is not located within an Environment Agency Flood Zone, though is at risk of surface water flood risk, albeit low. The site has a PTAL rating of 1a which indicates that the site has poor access to public transport.
- 3.9 The rear garden backs onto the Webb Estate Conservation area.



Figure 3 Aerial Site Plan

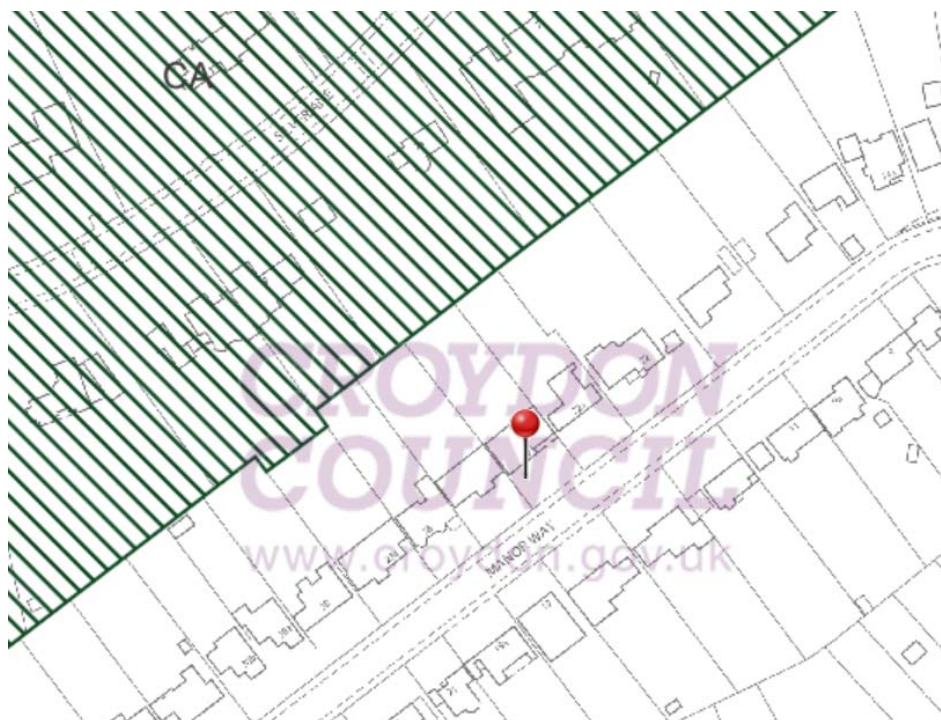


Figure 4 Webb Estate Conservation Area (shown hatched to the rear of the site)

Planning Designations and Constraints

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

- PTAL: 1a
- The application site is not located within an Environment Agency Flood Zone, it has a low risk of surface water flooding and is within a Critical Drainage Area (Purley Cross)

Planning History

- 3.11 The following planning decisions are relevant to the application:
- 3.12 17/03581/FUL: Construction of first floor with accommodation in roofspace to include the erection of a dormer extension and installation of rooflights; erection of single storey rear extension. APPROVED 30/11/2017
- 3.13 18/01272/PRE – Pre-Application Advice: To demolish the existing house. To erect a three-storey building comprising eight apartments. To provide the associated parking.
- 3.14 18/03185/OUT: Demolition of the existing building. Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking. APPROVED 27/09/2018.
- 21/02308/RSM- Reserved matters relating to Landscaping (Condition 1) attached to planning permission ref. 18/03185/OUT for demolition of the existing building. Erection of a 2/3 storey building comprising 8 apartments. Provision of associated parking. Approved.
- 3.15 20/02907/OUT - Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking. APPLICATION WITHDRAWN.
- 3.16 20/06275/OUT- Outline application for the consideration of access, appearance, layout and scale only for the demolition of existing dwellinghouse and the construction of four single dwellinghouses with an associated vehicular access and parking. REFUSED AT PLANNING SUB- COMMITTEE 28/06/2020 FOR THE FOLLOWING REASON:
1. The proposed development, due to the positioning of the proposed backland houses and associated driveway and parking spaces, would fail to respect the locally distinctive development pattern, layout and siting of buildings, contrary to Croydon Local Plan 2018 Policies SP4.2, DM10.1, DM10.7 and DM10.10; and London Plan 2021 Policy D3.
- 3.17 This application was for four detached houses, including two at the rear of the site. The Council's refusal reason was focussed on the location of those "backland" houses, which were considered to conflict with the surrounding pattern of development. The decision was subsequently appealed and dismissed by the inspector on 07 February 2023 (Appeal Ref: APP/L5240/W/22/3305227) for the following reason:
1. The proposed development would harm the character and appearance of the area. This would be contrary to those aims of Policies SP4 and DM10 of the Croydon Local Plan 2018 and Policy D3 of The London Plan (March 2021), which taken together, seek to preserve local character and respect existing development patterns.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

- The principle of the intensified residential development is acceptable given the fallback position and the residential character of the surrounding area
- The proposal includes a mix of 3no. 3-bedroom family sized dwellings (an increase compared to the extant consent) and would provide a high standard of accommodation
- The design and appearance is similar to the fallback position and would be a positive contribution to the area. The northern side of Manor Way comprises mostly 2-storey detached buildings with pitched roofs; the proposal would replace a bungalow (which is an anomaly within its setting) with a building that better reflects the character of the houses on either side.
- The impact on neighbouring amenity would not be substantially harmed
- 8 car parking spaces would be provided on site, which would not result in a significant impact on parking stress.
- The proposal has addressed the more recent policy requirements within the London Plan (since the fallback consent was granted), including improved accessibility and fire safety.
- Suitable planning obligations and conditions have been recommended.

5 CONSULTATION RESPONSE

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

Tree officers

5.2 No objection subject to securing tree protection measures and tree plan

Highways

5.3 Following concerns regarding the access to refuse, cycle parking and parking, the applicant has provided additional information and amendments which address officers' concerns.

6 LOCAL REPRESENTATION

6.1 9 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of a site notice displayed in the vicinity of the application site together with a press notice. 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: 40 Objecting: 40 Supporting: 0

No of petitions received: 0

6.2 Purley & Woodcote Residents Association

- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking

- Residential Amenity
- Traffic or Highways
- Loss of a family home
- Not enough amenity space
- Inadequate parking

6.3 The following Councillor and MP made representations which are summarised below:

Councillor Samir Dwesar [objecting]

- Cumulative impact
- Design not in keeping with the area
- Obtrusive by design
- Overdevelopment
- Overlooking
- Residential amenity/Poor PTAL rating
- Traffic/Highways
- Webb Estate impact (conservation area)
- Impact to trees
- Would result in a loss of a family home and would not contribute to family accommodation.
- Cumulative impact of significant new flats built in area
- Inadequate amenity space
- There is sufficient parking
- Increased traffic movements and impact on road safety
- detrimental to the occupiers of neighbouring properties
- poor access to daylight/ sunlight
- location is not desirable for buyers of flats due to distance from Purley Station

6.4 Cllr Dwesar has also requested that the application is referred to committee for determination.

Chris Philip MP [objecting]

- The proposal would be a significant overdevelopment of the site due to its size, height, density, footprint, bulk and massing and would be harmful to the street-scene
- Over-intensification of the site by the replacement of a single bungalow dwelling with 8 flats spread over three storeys – this would be significantly out of character with the local area
- This residential area is predominantly characterised by one or two storey detached dwellings of varying styles and sizes that are set back from the road and sit within spacious plots with large rear gardens. There are generally views between and beyond properties of mature trees and landscaping which provide a verdant appearance. This proposal would be at odds with this and therefore out of character
- Unattractive modern interpretation design would be out of character
- Concreting over garden space and the unacceptable loss of vegetation and natural habitat – the proposed block of 8 flats will occupy a much larger footprint than the current single family dwelling
- Concreting over of front garden to create unattractive car park

- The proposal would be detrimental to the amenity of the residents of neighbouring properties due to visual impact, overlooking and loss of privacy
- Density led not design led

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

Objection	Officer comment
Character and design	
Not in keeping with the area Obtrusive design Overdevelopment Impact on conservation area Should be kept as a bungalow	The site is considered to be suitable for intensification and design would be in keeping with the area. The existing bungalow is not protected from demolition. The proposed height would be more in keeping with the surrounding 2-storey houses, and the materials would be high quality and reference those on the nearby buildings.
Neighbouring amenity	
Noise Overlooking Loss of light	The impact on neighbouring amenity would be limited with no significant overlooking or loss of light. Noise impacts would be in keeping with a residential use of this nature and would be acceptable.
Quality of accommodation	
Not enough amenity space	Sufficient amenity space is provided in line with policy.
Transport and Highways impacts	
Not enough parking Would cause traffic congestion Would cause highways danger	Parking is proposed in line with London Plan standards. The scheme is not of a size which would cause significant levels of traffic of cause danger
Tress and ecology	
Impact on trees Mature landscaping at risk	An arboricultural impact assessment has been submitted and tree protection measures are considered to be acceptable. Tree officers have raised no objections. Landscaping is a reserved matter however an increase in biodiversity and planting would be secured by condition.
Other	
Strain on drainage, infrastructure, healthcare and schools Cumulative impacts Would impact community safety	The scheme is not of a size which would cause significant impacts on local infrastructure, and its impacts would be mitigated by the Community Infrastructure Levy payment, other

	than sustainable transport which will be mitigated by a s.106 obligation. The proposal would not cause harm to community safety
Not material matters	
Covenant for single family dwelling on the property and in Manor Way Negative impact on property prices Negative treatment of previous speakers at planning committee by members	These are not material planning considerations

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
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- Policy HC1 Heritage conservation and growth
- 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
- 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

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
- Policy DM18: Heritage assets and conservation
- 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

Planning Guidance

National Planning Policy Framework (NPPF)

- 7.2 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.

Local Planning Guidance

- 7.3 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:

- National Model Design Code
- Webb Estate and Upper Woodcote Village Conservation Areas Appraisal and Management Plan SPD Section 106 Planning Obligations in Croydon and their relationship to the (2007)
- Conservation Area General Guidance Supplementary Planning Document (2013)
- Community Infrastructure Levy (2019)
- London Housing SPG (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

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. Transport
7. Flood risk and energy efficiency
8. Other Planning Issues
9. Conclusions

Principle of development

- 8.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 (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 a small-sites housing target of 641 per year.
- 8.4 The strategy for delivering these homes is set out in Croydon Local Plan 2018 Policy SP2.2 of the Croydon Local Plan (CLP) (2018), which separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes on specific site allocations, and 10,060 homes delivered across the Borough on “windfall” sites which include the application site. London Plan 2021 Policy H2 (Small Sites) advises that small sites (below 0.25 hectares in size) must make a substantially greater contribution to new supply across the city. Croydon’s annual target for homes on small sites is 641 homes a year (31% of the annual target). Therefore, increasing the rate of housing delivery from small sites is a strategic priority.
- 8.5 The proposed intensification would represent a more efficient use of this space and would support the principles of national and local planning policy which seek to achieve efficient use of land and increase housing in London of which there is an acute shortage.
- 8.6 The existing use of the site is residential and as such the principle of redeveloping the site for residential purposes is acceptable subject to achieving a high quality development and other provisions of the development plan as assessed in this report.
- 8.7 It should also be noted that a similar proposal was granted permission in 2018 and it is considered that the proposal is substantially the same albeit with some minor improvements as detailed in p. 3.5 of this report.

Design and impact on character of the area

- 8.8 Policies SP4.1 and DM10.1 of the Local Plan state that the Council will require development of a high quality, which respects and enhances Croydon’s varied local character and contributes positively to public realm, landscape and townscape. London Plan policy D3 states that a design-led approach should be pursued and that proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

8.9 The surrounding area is a mix of detached houses of varying height, including bungalows and large two-storey houses under substantial pitched roofs, many of which have extended into the roofspace.

8.10 The applicant proposes to demolish the existing bungalow and construct a three storey building comprising 2x one bedroom, 3x two bedroom and 3x three bedroom flats. The proposed height with the third storey contained in the roofspace is of a similar height and scale to that of the immediate neighbours as shown in the below figure.



8.11 Objections have been raised with regards to the proposed design stating that the proposal would be out of keeping with the area and an overdevelopment of the site.

8.12 The height when viewed from the street scene would be in keeping with surrounding development and in some cases lower. In terms of overall massing, the below figures show that there are a number of properties of a comparable massing and although there would be some smaller dwellings, overall due to the mix of properties in the area the proposed height and massing would be in keeping within the streetscene.



Figure 5 24 Manor Way and 22 Manor Way



Figure 6 17 Manor Way and 28 Manor Way

- 8.13 The proposed dwelling would have asymmetrical proportions with a catslide roof picking up on nearby architectural features. The white render and hanging tile facade is sympathetic to the wider character of Purley which is characterised by the Arts and Crafts movement. The development is considered to be well designed responding to the site's context and would sit comfortably within the streetscene.
- 8.14 The design approach follows the design features and materials of the surrounding buildings, although some of the detailing, such as the taller windows, would be slightly more contemporary. There are differences in the age and style of the buildings on the street, such that this would not conflict with the local character. The previously consented planning application (the "fallback" position) was granted whilst the Croydon Suburban Design Guide was in effect, and before the London Plan 2021 was adopted. Since it was approved, the Council's guidance promoting gentle changes in character, with larger buildings on small sites, has been revoked. However, as the proposed building would only be 2 storeys tall with additional accommodation within a pitched roof, the scale would still be in keeping with the surroundings, with a lower ridge height than either neighbour, and it would respect rather than evolving the existing character.
- 8.15 Whilst the proposed building's footprint would be deeper than those in those in the area, views of the side elevations would be largely obscured and therefore the impact on the streetscene and wider character of the area would be limited.
- 8.16 The application is located immediately adjacent to The Webb Estate & Upper Woodcote Village Conservation Area. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building or its setting. Under section 72, the Act also requires that special attention be given to preserving or enhancing the character or appearance of a conservation area.
- 8.17 The proposal would not affect any of the important views highlighted within the conservation area appraisal and in addition to this due to the presence of a number of existing mature trees and other foliage, the proposed development would not be visible when viewed from within the Conservation Area, including from the nearby properties on Silver Lane. In glimpses where the proposed development would be visible, the dwelling would appear very similar in height, massing and siting to the existing dwellings in the area and would not appear out of context.

- 8.18 As a result, the proposal would preserve the setting of the Conservation Area, thereby avoiding any harm to the significance of a designated heritage asset.
- 8.19 The applicant has overall demonstrated that a design led approach in accordance with London Plan Policy D3 has been taken which respects the character of the area and which is considered to be of a high quality and of an appropriate height and mass for this location. This can be seen in the proposed materials which match those in the area, how the roofspace has been utilised to create a third storey and height which sits comfortably between the adjoining properties.
- 8.20 A large proportion of the rear garden would be retained with enhanced and formalised amenity space for future occupiers which is capable of providing playspace. The retention of boundary vegetation would enhance such areas ensuring that the strong verdant character is retained.



Figure 7 Proposed Site Plan

- 8.21 A parking forecourt is proposed which is similar to that of neighbouring properties, albeit for a larger number of cars. The hardstanding area has been kept to a minimum with good opportunities for soft landscaping therefore minimising its visual impact. Given the established parking practises in the surrounding area the forecourt parking is not considered to result in demonstrable harm to the character and appearance of the surrounding area.

8.22 The proposal would therefore comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate form and mass for this site and a suitably high design quality which responds appropriately to its context. The proposal is therefore considered to comply with the development plan in this respect.

8.23 In addition to the development plan, planning applications are also required to be considered with regard to material considerations. In this case, these include a “fallback” position in the form of the 2018 consented planning application, which was for a very similar development proposal. If the application were to be refused, the developer could still implement that consent instead, which comprises their “fallback” position. That would result in a development with a very similar appearance, and it is incumbent on the decision maker to decide whether the proposed development would be more harmful than the fallback position. Even in the event that the proposed character, appearance, and layout were considered not to respect the surrounding area, given the visual similarity with the fallback position, officers are of the view that significant weight should be afforded to that fallback position such that refusal on character grounds is not warranted.

Quality of residential accommodation

8.24 Policy D6 of the London Plan 2021 outlines housing development should be of a high-quality design and provide adequate-sized bedrooms and residential units, as well as sufficient floor to ceiling heights and light.

8.25 CLP policy SP2.8 requires residential development to comply with the minimum standards set out in the Mayor of London’s Housing Supplementary Planning Guidance and National Technical Standards (2015). Furthermore, proposals should meet minimum design and amenity standards set out in the CLP and other relevant London Plan and National Technical Standards (2015) or equivalent.

8.26 CLP policy DM10.4 requires proposals for new residential development to provide a minimum amount of private amenity space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter.

8.27 Policy D5 of the London Plan outlines development should be convenient and welcoming with no disabling barriers and policy D7 requires at least 10 per cent of dwellings to meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)	Built in storage space (sqm)	Min. built in storage space (sqm)
1	1b/2p	51	50	5.8	5	1.5	1.5
2	3b/4p (M43)	95	74	24.7	7	2.8	2.5
3	2b/4p	70	70	8	7	2	2
4	3b/4p	80	74	7	7	2.5	2.5
5	2b/4p	76	70	19	7	2	2
6	2b/3p	63	61	6	6	2	2
7	1b/2p	51	50	6.5	5	1.5	1.5
8	3b/5p	109	86	10	8	2.8	2.5

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

- 8.28 All dwellings would meet or exceed external and internal space standards and would also be dual aspect. The standard of accommodation would be high quality and would in many cases far exceed minimum space standards.
- 8.29 The scheme would differ from the fallback position by including a lift. As a result, there would be step-free access and 1 dwelling would be built to M4(3) (Wheelchair User) accessible standards with the remaining dwellings built to M4(2) (Wheelchair Accessible or Adaptable) standard. These details would be secured by condition with the applicant required to submit detailed drawings showing how each dwelling complies with the standards; however, it is noted that due to the slope of the site, the residents will not have step-free access to all of the communal gardens. In this respect, the proposal is an improvement on the previously consented 2018 scheme.

Impact on neighbouring residential amenity

- 8.30 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.
- 8.31 A number of objections have been raised with regards to the impact of the proposal on residential amenity.
- 8.32 The application site lies between 18 and 22 Manor Way with the land rising to the north-west. The development would have separation distances of approximately 12 metres from 18 Manor Way and 13 metres to 22 Manor Way. Rearward projections of approximately 5 -12 metres would exist beyond both No.18 and No.22. Given the generous separation distance, the rearward projections and the presence of boundary screening the development is not considered to appear visually intrusive to either of these neighbouring properties or impact daylight/ sunlight.
- 8.33 With regards to overlooking, no side facing habitable room windows are proposed at or above first floor level in either flank elevation. A condition is also recommended to secure details of side screening all projecting balconies. It should be noted that screening is not currently shown however given this would be a minor addition and the applicant has agreed to this in writing, this approach is acceptable. There would be some increased overlooking to the rear due to the number of units proposed however this would be in keeping with the existing nature of residential development of the area and raises no objections.
- 8.34 As such it is not considered that the proposed development would give rise to a loss of privacy. The proposal would also not give rise to significant noise impacts, being a standard residential use with no other noise creating uses proposed.
- 8.35 In terms of issues with noise and general disturbance as a result of the building works such matters could be limited through a condition as part of a Construction Logistics Plan/Management Strategy.
- 8.36 Separation distances with other properties on Manor Way would be well over 30m which would prevent any other significant impacts on neighbouring amenity. For these reasons the proposed development would have an acceptable relationship with the adjoining and neighbouring properties.

Trees, landscaping and biodiversity

- 8.37 London Plan policy G6 requires proposals to manage impacts on biodiversity. The proposal complies with Local Plan policy DM27 and London Plan policy G6.
- 8.38 Policy G7 requires that wherever possible, existing trees of value should be retained. Similarly, CLP policy DM28 specifies that proposals which result in the avoidable loss of retained trees where they contribute to the character of the area will not be acceptable. CLP policy DM10 also requires proposals to incorporate hard and soft landscaping.
- 8.39 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping.
- 8.40 The application site is not located in an area of nature conservation importance nor is there any evidence of protected species on site or tree preservation order.
- 8.41 10 trees are to be felled together with 1 group which are all classed as category C or lower, including three large trees located in the front garden. The Council's Tree Officer has raised no objection to the tree survey, tree protection plan or method statement. It is considered that the replacement species, sizes and locations listed within the landscaping proposal are suitable mitigation planting. Whilst it is noted that the trees to the front do contribute to the streetscene, the [SJ1][VH2] harm overall would be limited, outweighed by the benefits of the proposal including additional housing and also mitigated by the proposed replacement planting. A condition would be attached to ensure all works are carried out in accordance with the tree protection plan and to secure an enhancement in tree planting.

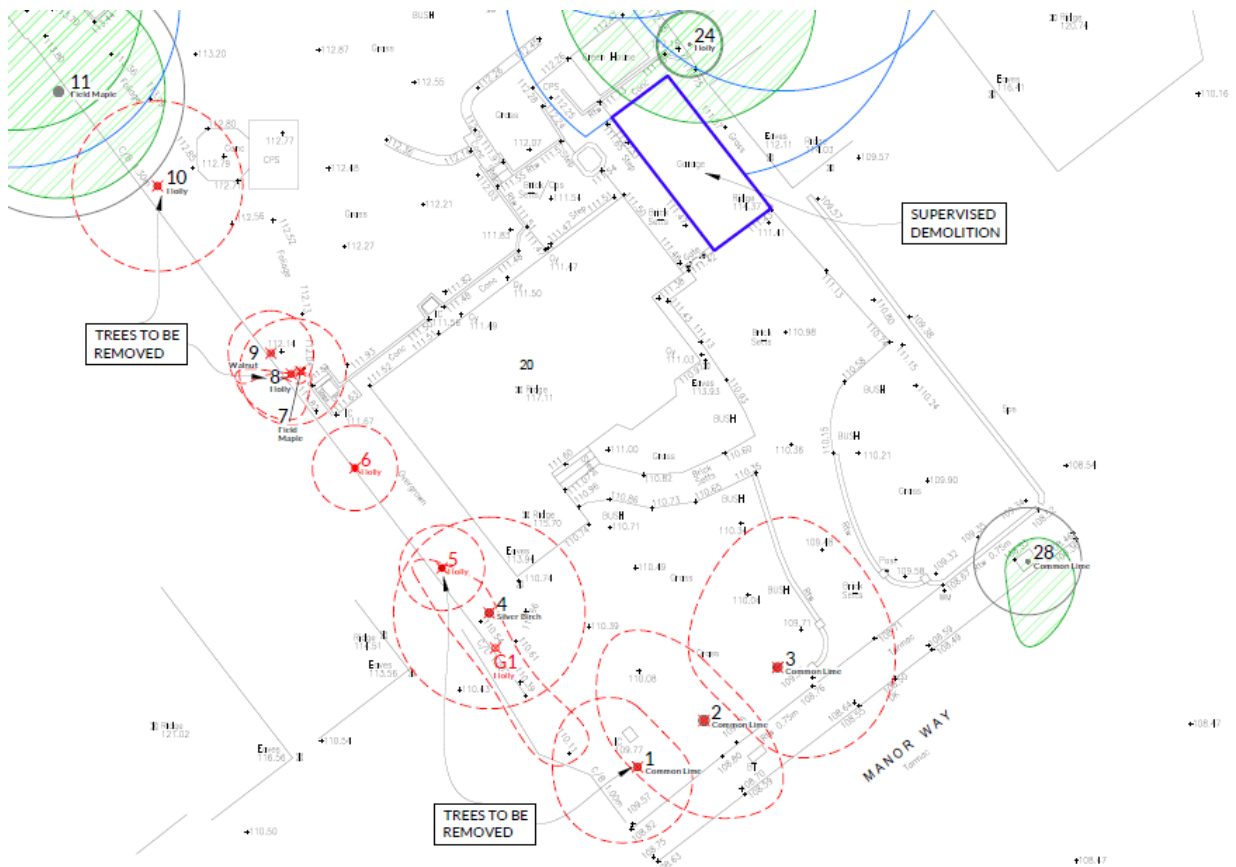


Figure 8 Tree Removal

- 8.42 The proposed development includes some relatively significant changes in land level. At the front of the site, the land is currently banked up towards the house. The land level adjacent to the street would be unchanged, however excavation is proposed to allow accessible gradients. This would result in excavation of up to approximately 1.3m at the front elevation of the proposed building, which is the same as was previously approved. Other houses on the street have significant level changes within their front gardens, due to the sloping nature of the street, such that this would not be out-of-keeping with the surrounding area.
- 8.43 To the rear, there would be excavation to create lightwells for the ground floor flats. This would be up to approximately 3.1m in depth and again was previously approved. This excavation would have no impact on the street scene or the character and appearance of the Conservation Area to the rear. Although these level changes are largely as previously approved, some of the excavation would be slightly increased to accommodate improved accessibility with a gentler driveway gradient (with the previous proposal being part 1:6 and part 1:20, and the new proposal being all 1:20). All of the level changes along the boundaries would result in reduced, rather than increased land levels, and all of the retaining walls would be within the site and would not form the boundaries with the neighbours. Landscaping is a reserved matter and a condition is recommended requiring the existing and proposed levels and details of the design of the proposed retaining walls.
- 8.44 While the applicant has provided an indicative landscaping proposal as part of this outline application, full landscaping details including, boundary treatments, hard and soft landscaping, playspace, planting, trees and biodiversity enhancements would be secured at the reserved matters stage. There would be no net loss of trees and also replacement tree planting to the front. Officers are therefore satisfied that, subject to the recommended conditions, the development would not result in a loss of trees or biodiversity and there would be an overall enhancement.

Transport

- 8.45 London Plan policies T4, T6, and T6.1 (and Table 10.3) set out parking standards for proposed development and seek to ensure that proposals should not increase road danger. Similarly, CLP policies SP8, DM29, and DM30 promote sustainable growth and provide further guidance with respect to parking within new developments.
- 8.46 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport.
- 8.47 The site is located to the north of Manor Way, South Croydon and is located approximately 1.2 kilometres west of central Purley. Manor Way is a lit single-carriageway road subject to a 20 miles per hour speed limit.

Vehicle Parking

- 8.48 London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit and 1 space per 1-2 bed unit which equates to a maximum of 10.
- 8.49 8 car parking spaces are proposed. The applicant has provided 2021 Census data information for the local area which has shown that on average car ownership is under 1 car per flat and therefore, the proposed development would likely generate around 8

cars. Highways officers have accepted this level of parking based upon this data and the provision of parking would therefore be appropriate.

- 8.50 2.4 metres by 25 metre vehicular visibility splays (to reflect the 20mph speed limit) are shown together with 1.5 metre by 1.5 metre pedestrian visibility splays from the proposed access which is acceptable.
- 8.51 The proposed flats would generate approximately three morning peak hour vehicular trips, and two evening peak vehicular trips. These increases in traffic would be acceptable and would not result in harm or unacceptable stress to the highways network. [SJ3][VH4]
- 8.52 £12,000 would also be secured via S106 towards either on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area. A condition is recommended requiring the 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

- 8.53 Policy DM30 and London Plan policy T5 would require provision of a total of 18 cycle parking spaces for residents are proposed together with 2 visitor parking spaces.
- 8.54 The development proposes a communal cycle store which includes a two-tier storage space for 16 spaces (2 per unit) plus an adaptable store. The cycle stores would also have separate access measuring 2.5m wide. The development would therefore adhere to the provision given by the London Plan (2021) alongside guidance contained in the London Cycle Design Guide.

Refuse and Recycling

- 8.55 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Bin stores are located externally and after amending plans in line with highways officer comments, the applicant has demonstrated that collection points, access for refuse vehicles and walking distances would be acceptable.
- 8.56 The development is provided with a communal bin store to the side of the building with a collection point adjacent to the highway. A refuse vehicle would park on street, with operatives wheeling bins from the collection point to the vehicle. The collection point is located within 10 metres of the highway, which accords with parameters for acceptable carry distances as set by LBC. The collection would take place with the existing refuse collection which already takes place on Manor Way.
- 8.57 These details are acceptable and a condition is recommended for the submission of final details of enclosures, along with a servicing and delivery management plan.

Flood risk and energy efficiency

Flood Risk

- 8.58 CLP 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) to ensure surface run-off is managed as close to the source as possible. Similarly,

London Plan policies SI 12 and SI 13 require proposals to ensure that flood risk is minimised and mitigated, and that surface water runoff is managed as close to its source as possible.

- 8.59 The site is within flood zone 1 and at a very low risk of surface water flooding. It is within a **Critical Drainage Area**^[SJ5], which are areas where development could have an influence on the risk of flooding within a Local Flood Risk Zone. In these locations, there is a need for surface water to be managed to a higher standard than normal to ensure any new development will contribute to a reduction in flooding risks in line with NPPF. Therefore, a SUDS strategy is required to mitigate the impacts.
- 8.60 SUDS features will need to form part of the landscaping strategy, which is a reserved matter. Similarly to the previous consent on the site, a condition would be included to require full & final detailed design of the SUDS system at which time the actual proposed site & drainage levels can be confirmed.

Energy Efficiency

- 8.61 CLP policy SP6 requires the development to achieve the national technical standard for energy efficiency in new homes, which has since been superseded by more stringent building regulations requirements. No condition is therefore necessary to achieve energy efficiency measures, however a condition is recommended to allow control of the visual and noise impacts of any external plant needed. Policy SP6 also requires the development to meet a minimum water efficiency standard of 110 litres/person/day. This would be secured by condition to ensure compliance with policy SP6.

Fire safety

- 8.62 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety, which should be considered from the outset. Part A sets out six requirements that should be achieved on all developments.
- 8.63 The applicant has submitted a fire safety strategy which suitably addresses the relevant requirements of policy D12. Fire safety measures would also be subject to Building Regulations approval.

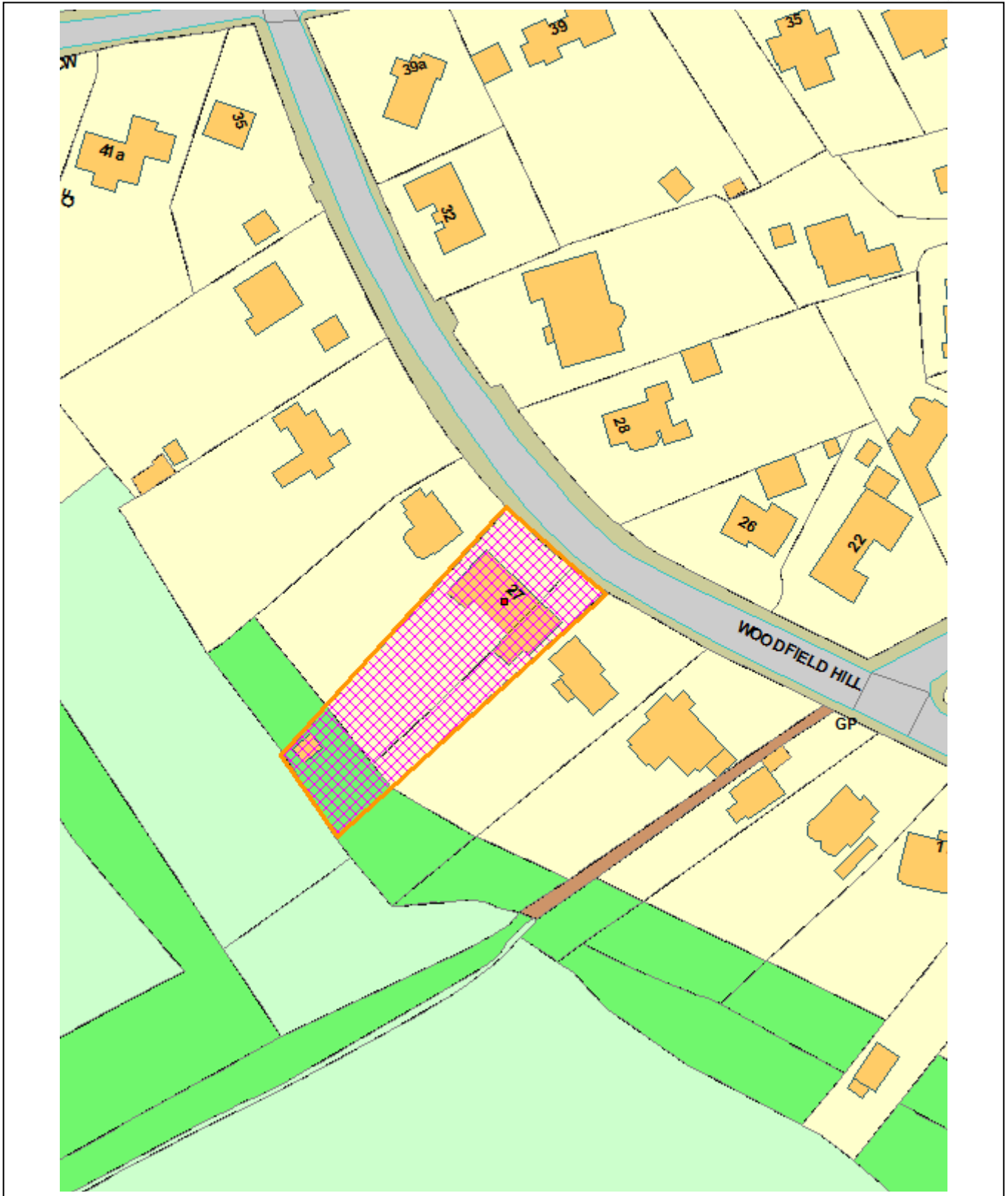
Conclusions

- 8.64 The provision of 8 dwellinghouses is acceptable in principle. There is an existing dwelling on site and the site is large enough to sustainably accommodate increased residential use.
- 8.65 The proposed block would be of a high quality design and high quality materials have been specified. The quality of accommodation is acceptable and the quantity of car parking, cycle parking and access arrangements are all acceptable. Tree losses would be mitigated by replacement planting and landscaping subject to an acceptable “reserved matters” application.
- 8.66 In this particular case, there is a strong fallback position which, in the view of officers, should be afforded substantial weight, although it is ultimately for the decision maker to decide how much weight to afford it. Given the similarities between the proposals it would be difficult to explain why this proposal would cause more harm in terms of visual amenity, and there are improvements in terms of the provision of more family-sized

homes and step-free access which mean that this application would result in a higher quality development than the fallback position.

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

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PART 6: Planning Applications for Decision

Item 6.2

1 APPLICATION DETAILS

Ref: 22/04337/FUL
 Location: 27 Woodfield Hill, Coulsdon, CR5 3ED
 Ward: Coulsdon Town
 Description: Demolition of the existing dwelling and construction of 4 x 4 bed dwellings and 2 x 4 bed detached dwellings with associated car parking provision, cycle storage, refuse storage and landscaping and demolition of existing dwelling.
 Applicant: Mrs Karen Haizelden
 Case Officer: Mr Hoa Vong

Drawing Nos:

Plans

181120W-T Rev A; PL_200 Rev 09; PL_201 Rev 09; PL_202 Rev 09; PL_203 Rev 09; PL_204 Rev 09; PL_205 Rev 09; PL_300 Rev 09; PL_301 Rev 09; PL_302 Rev 09; PL_303 Rev 09; PL_100 Rev 09; PL_101 Rev 09; PL_102 Rev 09; PL_103 Rev 09; Landscaping Strategy Plan; PL_001 Rev 00; Accommodation Schedule; TR007 Rev B Sheet 1 of 2; TR007 Rev B Sheet 2 of 2 and CGIS x2.

Documents

Fire Strategy Statement (Altham Lewis Architects); Landscape Management Plan (Feb 2023 Minaeva Landscape); Bat Emergence Survey (June 2022 ASW Ecology); Construction Logistics Plan (13 Oct 2022 Pulsar Transport Planning); Preliminary Ecological Appraisal (06 June 2021 Elite Ecology); Reptile Survey (Aug 2022 Calumma Ecological Services); Conceptual SuDS strategy report (Oct 2022 Innervision Design Ltd); Landscape Strategy (Feb 2023); Parking Survey Technical Note (8 Feb 2023 Pulsar Transport Planning); Planning Statement (Feb 2023 Vita Group); Tree Survey, Arboricultural Impact Assessment, Draft Arboricultural Method Statement & Tree Protection Plan (14 Feb 2023 Usherwood Arboriculture) and Design and Access Statement Rev 04 (Feb 2023 Altham Lewis Architects).

Housing Mix					
Size (bedrooms)	1	2	3	4+	TOTAL
Existing (market)	-	-	1	-	1
Proposed (market)	-	-	-	6	6
TOTAL	-	-	-	6	6

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 1a	
Car Parking maximum standard	Proposed

9	9
Long Stay Cycle Storage minimum	Proposed
12	12
Short Stay Cycle Storage minimum	Proposed
2	2

1.1 This application is being reported to committee because:

- Councillor Mario Creatura made representations in accordance with the Committee Consideration Criteria and requested committee consideration
- Objections above the threshold in the Committee Consideration Criteria have been received

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning 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:

1. Sustainable transport contribution of £9,000
2. S.278 and/or S.38 agreement to secure highways works
3. Monitoring fee
4. Payment of the Council's reasonable legal costs
5. 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. Development to be carried out in accordance with the approved drawings and Reports

Prior to above ground works

3. Submission of materials and design details
4. Pre-occupation Wildlife sensitive lighting design scheme
5. Development in accordance with accessible homes requirements M4(3) and M4(2)

6. Submission of external energy plant details including PV panels and air source heat pumps
7. Details of bin and bike store layout
8. Details of finished floor levels and retaining walls

Compliance

9. Obscure glazing on flank windows above ground floor level
10. Compliance with SUDS details
11. Compliance with Delivery and Servicing Details
12. Compliance with Arboricultural Assessment and Tree Protection Plan
13. Compliance with Ecological Appraisal recommendations, including measures to protect birds, bats, hedgehogs and slow worms
14. Compliance with Fire Statement
15. Compliance with Construction Logistics Plan
16. Implementation of car parking as shown on plans with no boundary treatments above 0.6m in the sightlines
17. Installation of at least 20% EVCPs
18. Water use target of 110l/p/d
19. Removal of Permitted Development Rights
20. 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
 4. Code of practice for Construction Sites
 5. Highways informative in relation to s278 works required
 6. Compliance with Building/Fire Regulations
 7. Construction Logistics Informative
 8. Refuse and cycle storage Informative
 10. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 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 3 months from the date of the committee meeting, 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 Full planning permission is sought for the demolition of the existing dwellings on the site and the construction of 6 dwellinghouses, 2 storeys in height (with roof accommodation in the frontage buildings), together with associated parking, access and landscaping. 9 car parking spaces are proposed along with 12 long stay cycle parking spaces, private amenity space and hard and soft landscaping.



Figure 1 Proposed front elevation of front dwellings



Figure 2 Proposed front elevation of rear dwellings

3.2 During the assessment of the application, amendments to the scheme have been made and these are detailed below:

- Change from terraced dwellings to the front to semi- detached pair
- Revisions to the design
- Dwellings to the rear repositioned to avoid root protection areas (RPA)



Figure 3 Dwellings to the front which were proposed before amendments



Figure 4 Dwellings to the rear which were proposed before amendments

3.3 As a result of these amendments neighbours were also re-consulted and these comments are summarised in section 5 of this report.

Site and Surroundings

3.4 The application site comprises a detached single storey dwelling (with roof accommodation) within a wide and deep plot along Woodfield Hill. The frontage is predominantly hard surfaced and has two vehicular access points with a central hedgerow in between. The rear of the site is well landscaped and appears to have mature and protected trees (TPO 32 of 1987) running along the rear boundary of the site and within the adjacent rear areas of the adjoining sites. The properties across the context tend to vary in their shape, size and appearance.



Figure 5 Aerial View of the Site

- 3.5 The surrounding roads and host site are located in flood risk zone 1 and at a low risk of surface water flooding.
- 3.6 The site has a PTAL of 1a (very poor). The site backs onto Metropolitan Green Belt Area and forms part of the Chipstead Chalk Pasture Site of Nature Conservation Importance (SNCI). The site also lies adjacent to an Archaeological Priority Area (APA) – Croydon Downs Tier III.

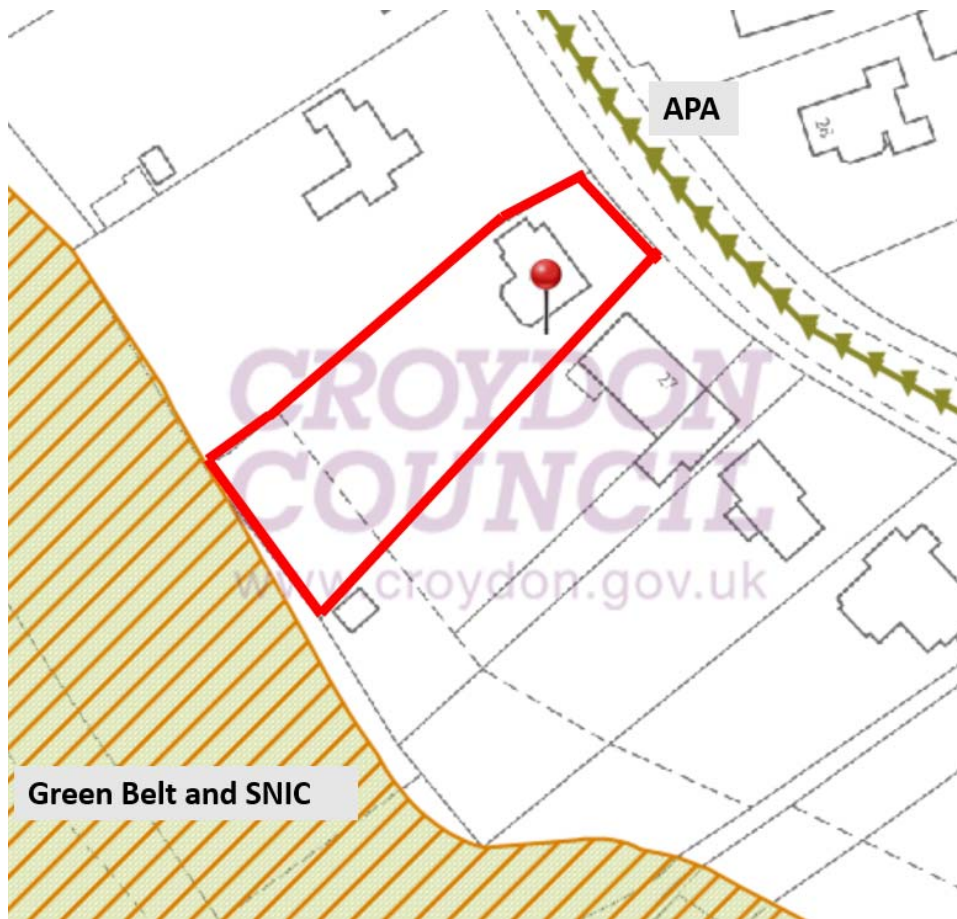


Figure 6 Site Designations

Planning History

3.7 The following planning decisions are relevant to the application:

27 Woodfield Hill

3.8 19/02459/FUL – Conversion of the existing dwelling into two dwellings (1 five bedroom with a one bedroom annex and 1 three bedroom), addition of a crossover and alterations. (permission granted-25/09/2019 not implemented).

3.9 19/04904/DISC – Discharge of condition 3 attached to planning permission ref. 19/02459/FUL. (permission granted-06/12/2019).

3.10 14/02981/T- T48 sycamore, T52 oak, T53 sycamore and T56 Norway maple - Remove all trees. (Granted 07/08/2014)

19 Woodfield Hill Coulsdon CR5 3EL

3.11 20/02118/FUL- Demolition of a single-family dwellinghouse and erection of 1x three and four-storey block containing 2x four-bedroom houses and 4x two-bedroom flats, and 3x three-bedroom detached houses with associated access, car parking, cycle and refuse storage. APPROVED 01/10/2020 and COMPLETED.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

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

- The principle of the intensified residential development is acceptable given the residential character of the surrounding area
- The proposal includes 6x 4-bedroom homes which would provide a high standard of accommodation and much needed family housing
- The design and appearance of the development draws from the surrounding character, design and materiality and would positively contribute to the area
- A high quality landscaping scheme is proposed with an enhancement in biodiversity and tree planting
- The proposed development has been carefully designed and further amended in order to mitigate any unacceptable impact on neighbouring amenity
- The access arrangements have been scrutinised and would not have an unacceptable impact on highway safety.
- 9 car parking spaces would be provided on site, which would not result in a significant impact on parking stress.
- Suitable planning obligations and conditions have been recommended.

5 CONSULTATION RESPONSE

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

Tree officers

5.2 No objection to tree protection measures and impact on TPOs. Objections are raised towards post development strain on neighbouring trees and should be refused on this basis. Lack of landscaping to replace trees lost.

Transport Planning

5.3 No objections the following is to be secured:

- Secure visibility splays via condition
- S278 works required for vehicle crossover works
- Compliance with submitted CLP

Archaeology

5.4 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest and that no further assessment or conditions are therefore necessary.

6 LOCAL REPRESENTATION

First Round of Consultation

6.1 A total of 27 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of a site notice displayed in the

vicinity of the application site. 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: 44 Supporting: 28 (5 out of borough)

No of petitions received: 0

6.2 The following local groups/societies made representations which are summarised below:

Chipstead Residents Association (objection):

- Detrimental impact on tree(s)
- Loss of light
- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking
- Residential Amenity
- Traffic or Highways
- Parking inappropriate
- Refuse access inappropriate
- Increased hard landscaping
- Impact on Green Belt and a site of Nature Conservation importance

Coulsdon West Residents' Association (objection):

- Errors in planning application
- Overlooking
- Overbearing, Massing, out of character
- Transport/parking impact
- Ecology
- Lack of amenity space
- Would set a precedent

6.3 The following Councillor and MP made representations which are summarised below:

Councillor Maria Creatura (objection):

- This is facing onto land directly behind Coulsdon Lane, which is green belt. It will involve the removal of at least five mature trees.
- It is out of keeping with the area - there are no terraced houses anywhere nearby.
- It is out of keeping with the street scene
- It would dominate and be overbearing to nearby properties. The roof height is higher than that of number 29, even though it is further down the hill, and seems to be to the height of the chimney at 29, not ridge height.
- The two detached houses to the rear of the site will face directly at existing dwellings, and as such would be impacting both privacy and light for existing residents.

Chris Philip MP (objection):

- The proposal for a block of 4 four-bedroom terraced houses spread over three storeys plus two detached four-bedroom houses to the rear, would be a significant overdevelopment of this site due to its design, size, height, footprint, scale and massing and would result in an incongruous form of development
- Substantial concerns regarding the level of built form and quantum of development proposed on a site so close to the Metropolitan Green Belt, in an area which forms part of a Sites of Nature Conservation
- Importance (SNCI) and falls within the Archaeological Priority Area (APA) – Croydon Downs Tier III.
- The height, bulk and massing of the proposal would be detrimental to the street-scene
- The proposal fails to respect the local development pattern, layout and siting and completely dominates the plot; neighbouring properties are generously spaced and respect the trees and green character of the area
- The development would be detrimental to the amenities of the occupiers of the neighbouring properties by reason of its mass, design and siting resulting in increased visual intrusion and loss of privacy
- Concerns about the loss of mature trees and hedges in this well-established semi-rural garden site
- Inadequate parking arrangements for residents and visitors – the site has a very poor PTAL rating of 1b
- Concreting over of garden space; the loss of natural vegetation and natural habitat

Second Round of Consultation

6.4 The number of representations received from the second round of consultation are as follows:

No of individual responses: 14 Objecting: 14 Supporting: 0

No of petitions received: 0

6.5 The following local groups/societies made representations which are summarised below:

Chipstead Residents Association (objection):

- Amendments do not make the application acceptable
- Detrimental impact on tree(s)
- Loss of light
- Not in Keeping with the area
- Obtrusive by design
- Over Development
- Overlooking
- Residential Amenity
- Traffic or Highways
- Parking inappropriate
- Refuse access inappropriate
- Increased hard landscaping
- Impact on Green Belt and a site of Nature Conservation importance

Coulsdon West Residents' Association (objection):

- Overlooking
- Overbearing, Massing, out of character
- Transport/parking impact
- Ecology
- Lack of amenity space

6.6 The following issues were raised in representations received in total 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	
Overdevelopment Not in keeping with area Bulk and mass not in keeping Terraces inappropriate Precedent for back garden development Encroachment on greenbelt	The proposed height (2-3 storeys with rooms in the roofspace) is in keeping with the height and massing of the surrounding dwellings. A design led approach has been taken which reflects the character, layout, footprint and suburban character of the area and does not encroach on Greenbelt. The proposed materials and landscaping would be high quality and full details would be secured by condition Matters related to design are assessed fully in the below report
Neighbouring amenity	
Overlooking Noise Loss of light Overbearing	The proposed development would not have an unacceptable impact on neighbouring amenity and measures have been taken to mitigate any negative impacts. Matters related to residential amenity are assessed fully in the below report
Quality of accommodation	
Loss of amenity space	All dwellings would have appropriate levels of amenity space
Transport and Highways impacts	
Impact of parking on local roads/increased parking Harm to pedestrian and other road users Lack of manoeuvring space for vehicles Increased traffic	There is sufficient parking and manoeuvring on site in line with policy requirements which would prevent significant impact on local parking. The scheme is not of a size to cause harm to pedestrians or significantly impact the highways network.

	Matters related to highways, parking and construction are assessed fully in the below report
Tress and ecology	
Negative impact on environment and wildlife Impact on trees Loss of neighbouring TPO trees Loss of green space Large Cedar tree already felled Impact on Greenbelt and SNIC	All species on site would be protected and measures taken to mitigate any negative impacts and there would not be harm to the SNIC. There would also be an increase in tree planting. Overall, there would be a net biodiversity gain. Matters related to Trees and ecology are assessed fully in the below report
Sustainability	
Bad for the environment	The proposal would be required to achieve a 30% reduction in CO2 emissions in line with building regs. Full details of sustainable measures would be secured by condition. Matters related to Sustainability, pollution and flooding are assessed fully in the below report
Other	
Impact on infrastructure Restricted Covenants Scheme seeks profit	The scheme is not of a size which would cause significant impacts on local infrastructure, and its impacts would be mitigated by the Community Infrastructure Levy payment, other than sustainable transport which will be mitigated by a s.106 obligation. Any restrictive covenants in place are not a planning consideration. The scheme as discussed in the below report has been assessed in accordance with the development plan and all relevant guidance and polices

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
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- H10 Housing size mix
- S4 Play and informal recreation
- G2 London's Green Belt
- 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
- 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

Croydon Local Plan (2018)

- SP2 Homes
- SP7 Green Grid
- 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
- DM26 Metropolitan Green Belt and Metropolitan Open Land
- 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

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 (Mayor of London, 2016)
- Accessible London: Achieving an Inclusive Environment SPG (Mayor of London, 2014)
- Play and Informal Recreation SPG (Mayor of London, 2012)
- Character and Context SPG (Mayor of London, 2014)
- Sustainable Design and Construction SPG (Mayor of London, 2014)

Additional Guidance

The following guidance has not been formally adopted as statutory planning guidance but is material to the assessment of planning applications:

- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- Waste and Recycling in Planning Policy Document (October 2018)
- National Design Guide (2019)

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 Sustainability
8. Fire Safety
9. Archaeology
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 annual target of 2,079 homes per year.
- 8.3 Local Plan Policy DM1 seeks to enable housing choice by ensuring that redevelopment does not result in the loss of homes smaller than 130 sqm, or the net loss of 3-bedroom homes (as originally built).
- 8.4 London Plan Policy H1-Increasing housing supply sets the ten-year targets for net housing completions that each local planning authority should aim for. The London Borough of Croydon council have been set an overall target of 20,790 homes between the period between 2019/20 and 2028/29. It is identified within the London Plan that between the same period 6,410 homes should be delivered through small sites such as this one to meet the overall target set out within table 4.1.
- 8.5 Section b of the policy also states that local authorities should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially the following sources of capacity: sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary.
- 8.6 Policy H2 states that boroughs should pro-actively support well design new homes on small sites through both planning decisions and plan-making in order to:
1. significantly increase the contribution of small sites to meeting London's housing needs
 2. diversify the sources, locations, type and mix of housing supply
 3. support small and medium-sized housebuilders
 4. support those wishing to bring forward custom, self-build and community-led housing
 5. Achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.
- 8.7 The site is considered by officers as suitable for development based on its compliance with the above policies being a small windfall site and able to contribute towards the Local Planning Authority meeting the housing target as set out within Policy H2 of the London Plan whilst also complying with the Croydon Local Plan policy DM1.
- 8.8 The existing dwelling is also not below 130sqm and would provide 100% 4 bed family dwellings such that there would be no net loss of a small family home, and the proposal would comply with the policies regarding the protection and re-provision of family dwellings.

Design and impact on character of the area

- 8.9 Policies SP4.1 and DM10.1 of the Local Plan explain that the Council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape. London Plan policy D3 states that a design-led approach should be pursued and that proposals

should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness.

8.10 Policy DM10 requires that dwellings constructed within rear gardens of existing properties are subservient in scale to the main house.

8.11 The proposed development consists of 4 x 4, three storey 5 person semi- detached dwellings and 2 x 4 two storey semi- detached 7 person dwellings, arranged with four dwellings to the front and two to the rear.



Figure 7 Proposed Site Layout



Figure 8 Proposed Aerial View

8.12 In terms of height and massing, the 4 dwellings to the front would be three storeys high with the additional storey contained fully within the roof spaces. The dwellings to the rear would be two storeys.

8.13 Whilst a third storey is proposed to the front and the dwellings are taller than the neighbouring dwellings, they are read as two storey as shown in the below figure, due

to the third storey being contained in the roof. The proposed dwellings to the front also follow sloping land levels and visual drop in building heights.



Figure 9 Proposed Streetscene



Figure 10 Front elevation dwellings to the rear

- 8.14 Utilising sloping land levels and the roofspace, results in buildings of a height, massing and layout comparable to the surrounding dwellings and would ensure that the character of the area would be maintained.
- 8.15 It should be noted that there are a mix of properties in the area with bungalows and two storey dwellings together with much larger 3 storey dwellings (see below figure), and seen within this context the proposed dwellings would sit comfortably in the existing streetscene.



Figure 11 Nos.30, 31, and 32 Woodfield Hill (left to right)

8.16 With regards to the development at the rear of the site, officers consider that there is an established precedent which allows for this type of back land development as there are examples of such development within the immediate area of the site. It is therefore considered that the principle of back land development, when assessed against the context of the area, would be appropriate in this location. The two storey height to the rear given the surrounding building heights would also be acceptable.



Figure 12 Backland Development approved at No. 19 (Blue outline)



Figure 13 No 19 Street elevation (left) and backgarden dwellings (right)

- 8.17 The proposed dwellings would be of a traditional design taking cues from the surrounding properties and would have pitched roofs with street facing gables. 4 main materials are also proposed. Red brick, to echo the predominance of red brick in the area, white render, timber detailing and the red/brown tile prevalent throughout the area.
- 8.18 Final details will be secured by condition, however officers are satisfied that the proposed materials would be high quality and contextually appropriate.
- 8.19 The site is adjacent to the Metropolitan Green Belt which is immediately to the south-west of the site. The proposed dwellings are set within the site outside of Green Belt Land and because of this, the overall modest height, massing and number of units proposed together with existing tree cover, it is considered that the proposal would not have a detrimental impact on the setting of the Green Belt or its openness. The

proposed development would not be contrary to Green Belt policy and is acceptable in principle.

8.20 The applicant has demonstrated that a design led approach has been taken which respects the character of the area and which is considered to be of a high quality and of an appropriate scale and mass for this location. This can be seen in the proposed materials which match those in the area, how the roofspace has been utilised to create a third storey and incorporation of single family dwelling houses.

8.21 The proposal would therefore comply with policies SP4.1 and DM10 and London Plan policy D3 as it is of an appropriate form and mass for this site and a suitably high design quality which responds appropriately to its context.

Quality of residential accommodation

8.22 Policy D6 of the London Plan 2021 outlines housing development should be of a high-quality design and provide adequate-sized bedrooms and residential units, as well as sufficient floor to ceiling heights and light.

8.23 CLP policy SP2.8 requires residential development to comply with the minimum standards set out in the Mayor of London’s Housing Supplementary Planning Guidance and National Technical Standards (2015). Furthermore, proposals should meet minimum design and amenity standards set out in the CLP and other relevant London Plan and National Technical Standards (2015) or equivalent.

8.24 CLP policy DM10.4 requires proposals for new residential development to provide a minimum amount of private amenity space of 5m² per 1–2-person unit and an extra 1m² per extra occupant thereafter.

8.25 Policy D5 of the London Plan outlines development should be convenient and welcoming with no disabling barriers and policy D7 requires at least 10 per cent of dwellings to meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’.

Unit	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Amenity Space (sqm)	Min. Amenity Space (sqm)
1	4b/7p (rear)	184	115	243	10
2	4b/7p (rear)	184	115	184	10
3	4b/5p (front)	151	112	63	8
4	4b/5p (front)	151	103	56	8
5	4b/5p (front)	147	103	42	8
6	4b/5p (front)	147	103	40	8

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

8.26 All dwellings would meet or exceed external and internal space standards and would also be triple aspect. The standard of accommodation would be high quality and would exceed minimum space standards.

8.27 1 dwelling would be built to M4(3) accessible standards with the remaining dwellings built to M4(2) standard. These details would be secured by condition with the applicant

required to submit detailed drawings showing how each dwelling complies with the standards.

Impact on neighbouring residential amenity

8.28 Policy DM10.6 of the Local Plan states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels.

8.29 The site is adjacent to number 25 and 29 Woodfield Hill. It is not considered that the proposals, due to the separation distances between boundaries and the modest depths, would result in harm to the outlook and the amenity of the neighbouring dwellings. The proposed back land element of the site would be in excess of 20m from the frontage buildings and it is therefore considered that this arrangement offers significant separation distances that would result in minimal harm to the privacy and the amenity of the neighbouring and future occupiers of the site. The proposed frontage houses would also sit outside a 45-degree line taken horizontally from the closest rear elevation habitable windows at the adjacent properties as shown below.

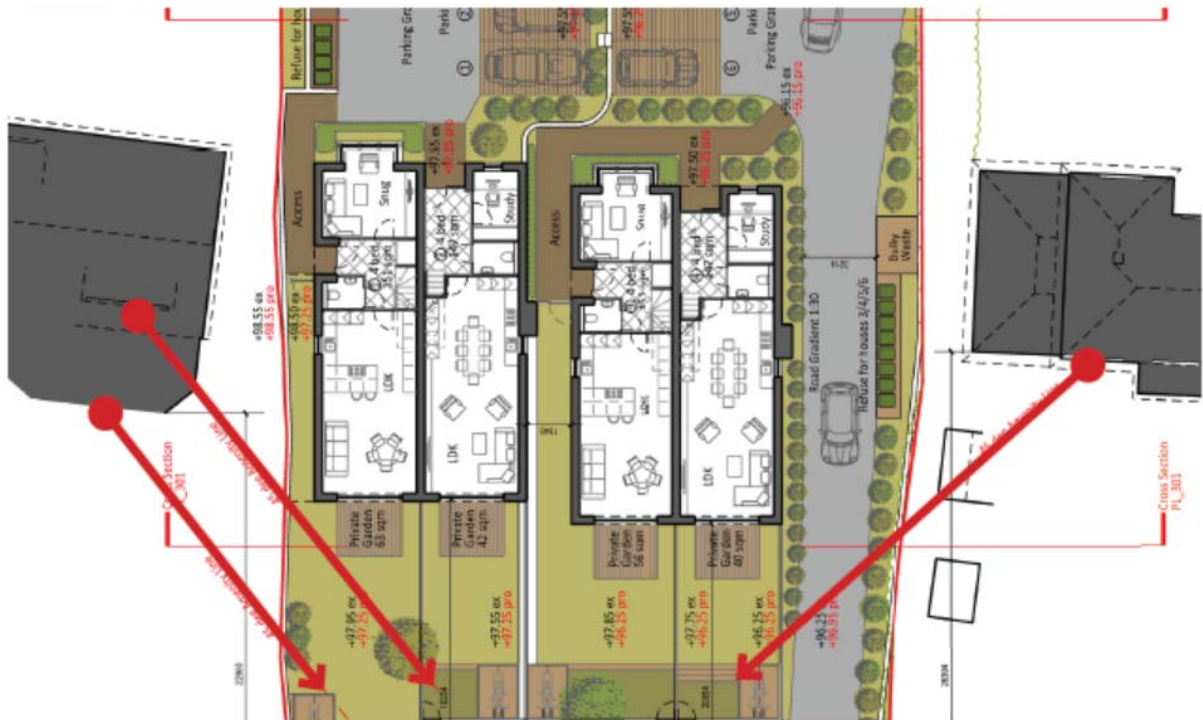


Figure 14 45-degree test

Trees, landscaping and biodiversity

Trees

8.30 Policy G7 requires that wherever possible, existing trees of value should be retained. Similarly, CLP policy DM28 specifies that proposals which result in the avoidable loss of retained trees where they contribute to the character of the area will not be acceptable. CLP policy DM10 also requires proposals to incorporate hard and soft landscaping.

- 8.31 Policy DM10.8 seeks to retain existing trees and vegetation and policy DM28 requires proposals to incorporate hard and soft landscaping.
- 8.32 There are 10 individual trees and 3 hedges which would potentially be impacted by the proposed scheme. 5 trees and 3 hedges are within the application site and are 5 located in neighbouring properties. 3 category C trees (T002 Cherry, T009 Yew and T10 Cherry) and 3 category C hedges would require removal to facilitate the proposed development, whilst the remaining on and off-site trees would be protected throughout all stages of development.
- 8.33 The rear of the site is subject to a TPO (TPO 32 of 1987). A number of these trees appear to have been removed and permission has also been granted in 2014 to remove a number of them (14/02981/T). No TPO trees however on site or neighbouring trees would be impacted.

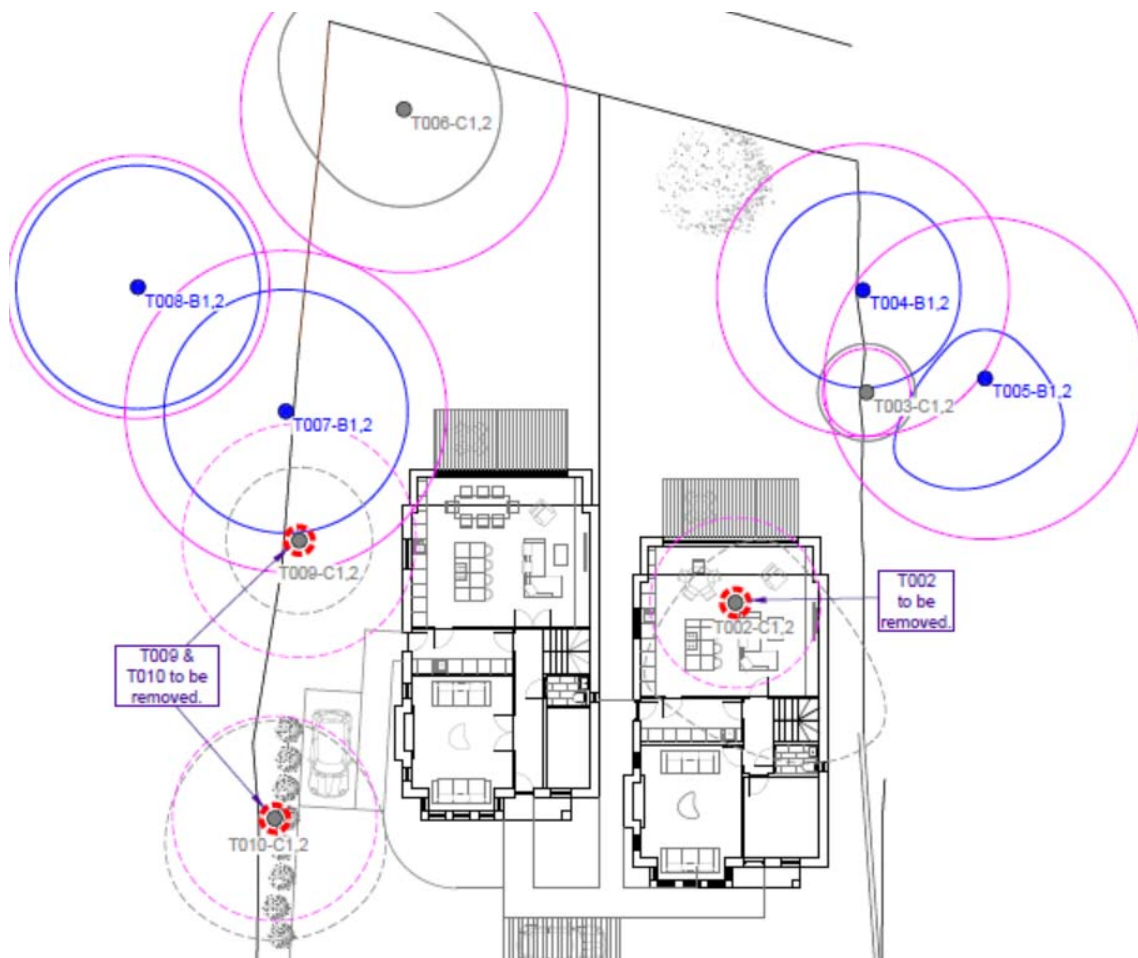


Figure 15 Tree Protection Plan

- 8.34 All trees and hedges would be replaced with a total of 5 replacement trees. The applicant has also stated that all trees would have a minimum stem girth of 14-16cm, with an additional larger tree of 20-25cm girth proposed to replace a previously removed mature Cedar. This is acceptable and would be sufficient to offset and provide an enhancement.
- 8.35 Tree officers have raised no objections with regards to the impact of the proposal during construction on the trees surveyed. Objections have been raised however with regards to post development strain which may lead to pruning of neighbouring trees

as a result of overshadowing to proposed rear gardens. Officers consider that the proposed rear gardens would receive sufficient daylight and sunlight and existing trees would not prejudice future amenity or use of these gardens.

Landscaping

- 8.36 The proposed landscaping plan is detailed and of a high quality. Various areas of planting within the front and rear gardens are proposed along with trees, diverse flora and fauna and a number of habitats are proposed which would result in a biodiversity enhancement. These measures would be secured via condition. The proposed hard landscaping includes permeable paving across the car parking area, block paving for paths and various planters.
- 8.37 The site slopes up from the street towards the rear. To accommodate the proposed houses and appropriate path gradients, some excavation is proposed. Retaining walls are proposed along the side elevations with level changes of up to 1.25m (excavation). Given the sloped nature of the street, such retaining walls are not unusual features within the street scene. In this case, the excavation would not result in any harm to neighbour amenity. Along the boundary with no.25, the land level would be partially raised, with the proposed driveway being 0.7m above the existing land level. Given that this is not a significant increase, and that there would be soft landscaping and the boundary fence separating the properties (and a very low number of vehicle movements) it is not considered that this level change will cause undue harm to neighbours, for example from vehicle headlights when exiting the site.
- 8.38 A condition is recommended requiring details of the proposed retaining walls.
- 8.39 The proposed driveways are not accompanied by pedestrian paths. There would be two driveways into the site. One would serve 2 houses, with only three parking spaces, such that the low number of parking spaces are not considered to introduce a significant highway safety risk to the users of the driveway. The other driveway would split into two areas; to the front there would be parking for 2 houses which, once crossed, would then give access to 2 short paths to each of the adjacent front doors. The remaining driveway (along the site boundary) would only provide access to the 2 houses at the rear of the site, such that pedestrians sharing that surface would not introduce significant highway safety impacts.
- 8.40 The proposal is considered to comply with Local Plan policy DM10.8 and DM28 and G7.

Ecology

- 8.41 London Plan policy G6 requires proposals to manage impacts on biodiversity. The site is located adjacent to the Chipstead Chalk Pasture Site of Nature Conservation Importance (SNCI) and Greenbelt.
- 8.42 A Preliminary Ecological Appraisal (Elite Ecology, March 2021), Bat Emergence Survey (ASW Ecology, June 2022), Reptile Survey (ASW Ecology, August 2022) has been submitted by the applicant.
- 8.43 No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works would not impact upon any rare or valuable habitats or the adjacent SNCI.

- 8.44 One bat species was recorded during surveys and this was common pipistrelle only. There was no bat roost found to be present within the buildings, including the house and bat activity was restricted to commuting and foraging. Since no bat evidence and no bat roosts have been found at the buildings on site, there are no bat related constraints in regards to the demolition and building related works.
- 8.45 Bat boxes and bat would be secured by condition which would contribute to an enhancement in biodiversity. Sensitive lighting would also be secured by condition together with measures requiring that no vegetation e.g. trees, bushes, shrubs, hedges, bramble scrub or dense ivy cover should be removed during the bird nesting season or any removal which would impact hedgehogs.
- 8.46 A reptile survey was also undertaken which confirmed the presence of slow-worms however habitats within the site were found to be generally of suboptimal quality for other reptiles.
- 8.47 Since a low number of reptiles do occupy available habitat, on-site mitigation works are recommended to be secured by condition. This includes onsite mitigation together with suitable habitat enhancement to protect slow worms during construction and also create additional habitats.
- 8.48 Lesser stag beetle were also found to be present on site. A condition is recommended during site clearance that any log piles/tree roots to be lost should be investigated for live beetles before being removed. Any larvae or adults that are disturbed/dug up should be placed out of harm's way and/or the log pile moved at the same time to form the safe habitat in an area not disturbed during construction.
- 8.49 The proposal has been reviewed by the Council's independent Ecology advisor and no objections are raised subject to securing biodiversity mitigation and enhancement measures as detailed in the submitted ecology reports. A Biodiversity Enhancement Strategy for protected and Priority species would also be secured by condition.
- 8.50 The proposal complies with Local Plan policy DM27 and London Plan policy G6 and there would be no harm to the adjacent SNCI or ecology on site.

Access, parking and highway impacts

- 8.51 London Plan policies T4, T6, and T6.1 (and Table 10.3) set out parking standards for proposed development and seek to ensure that proposals should not increase road danger. Similarly, CLP policies SP8, DM29, and DM30 promote sustainable growth and provide further guidance with respect to parking within new developments.

Vehicle Parking

- 8.52 The site has a Public Transport Accessibility Level (PTAL) of 1a which indicates very poor access to public transport. London Plan policy T6.1 would permit up to 1.5 spaces per 3+ bed unit and 1 space per 1-2 bed unit which equates to a maximum of 9 in a location such as this.
- 8.53 9 car parking spaces are proposed for the 6 dwellings. Objections have been raised regarding insufficient parking and potential for overspill parking on surrounding roads however the proposed development would be able to accommodate all parking within site, above a 1:1 provision. The level of parking would therefore be in line with London Plan Standards which should be noted are maximum not minimum standards.

- 8.54 A parking survey has also been undertaken which indicates that the overnight results showed that the existing parking stress within the survey area was less than 2% (3 parked vehicles and 156 observed spaces available) for Thursday 29th April and less than 3% (4 parked vehicles and 155 observed spaces available) on Wednesday 5th May. In addition to this, there were over 150 observed parking spaces available. Therefore, in the event that overspill parking would occur there is sufficient space in the area to accommodate this.
- 8.55 Furthermore, and in the interests of sustainable development, climate concerns and reducing traffic on roads, new developments should not over-provide car parking and a balance needs to be struck between encouraging sustainable modes of transport on the one hand and ensuring highway safety and managing on-street parking on the other. It is considered that the level of parking proposed, on street parking available and sustainable contributions would meet all of the above policy requirements whilst meeting sustainable transport policies.
- 8.56 This would include securing £9000 would be secured via S106 for on street car clubs and general expansion of the EVCP network in the area and improvements to walking and cycling routes in the area. 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.
- 8.57 A construction logistics plan has also been submitted and highways officers have raised no objections to the measures that are proposed. Compliance with the construction logistics plan would be secured by condition.

Cycle Parking

- 8.58 Policy DM30 and London Plan policy T5 would require provision of a total of 12 cycle parking spaces for residents are proposed together with 2 visitor parking spaces.
- 8.59 Each house has 2 private cycle parking spaces within a purpose built shed. There is adequate space in the rear gardens for visitor cycle parking which is secure and there is also sufficient space for larger bikes. These details are considered to be acceptable.

Refuse and Recycling

- 8.60 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design.
- 8.61 Bin stores are located externally and would be within the required 20m from the carriageway for local refuse collection. The waste stores for the properties to the rear would be located over 30m which is in excess of the distance recommended however given that the store is located within the site along the proposed access is a pedestrian route, this location would be acceptable and would be convenient for use by future occupiers. A 10sqm bulky good store is also provided on site which is in accordance with policy requirements.
- 8.62 Waste officers have also reviewed the scheme and have raised no objections.
- 8.63 These details are acceptable, and a condition would be attached to comply with the submitted details.

Flood risk and sustainability

Flood Risk

- 8.64 CLP 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) to ensure surface run-off is managed as close to the source as possible. Similarly, London Plan policies SI 12 and SI 13 require proposals to ensure that flood risk is minimised and mitigated, and that surface water runoff is managed as close to its source as possible.
- 8.65 The site is within flood zone 1 and at a very low risk of surface water flooding. Soakaways, permeable surfaces, permeable paving and rainwater harvesting. No objections are raised to this, and a condition would be included to require full compliance with the measures proposed.

Sustainability

- 8.66 London Plan Policy SI 5 Water infrastructure seeks to restrict water consumption should meet a target of 110 litres or less per head per day (excluding allowance of up to five litres for external water consumption) and seek to improve the water environment and ensure that adequate wastewater infrastructure capacity is provided
- 8.67 CLP policy SP6 requires the development to achieve the national technical standard for energy efficiency in new homes, which has since been superseded by more stringent building regulations requirements.
- 8.68 The requirement for water consumption would be secured by condition together with any sustainable measures such as PV panels and air source heat pumps.
- 8.69 No objections are raised with regards to the proposed sustainability measures.

Fire safety

- 8.70 London Plan Policy D12 requires that development proposals should achieve the highest standards of fire safety at the earliest possible stage: 'In the interest of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of safety'.
- 8.71 A fire safety strategy has been prepared with the level of detail that is appropriate and reasonable to comply with Policy D12. Evacuation details location of fire services have been detailed. Fire trucks would also be able to enter the rear. This is acceptable and compliance would be secured via condition.

Archaeology

- 8.72 The proposed development site is as you state within a Tier III Archaeological Priority Area as defined by borough policy and so has a lower potential for archaeology than a Tier II or a Tier I.
- 8.73 Historic England Archaeology has been consulted and have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and that no further assessment or conditions are therefore necessary.

Conclusions

- 8.74 The provision of 6 single family dwelling houses in this location is acceptable in principle. There is an existing access road to the site and the site is large enough to sustainably accommodate increased residential use.
- 8.75 The proposed dwellings would be of a high quality design and high quality materials have been specified. The quality of accommodation is acceptable and the quantity of car parking, cycle parking and access arrangements are all acceptable. Tree losses would be mitigated by replacement planting and landscaping and ecological features and habitats would be protected.
- 8.76 All material considerations have been taken into account, including responses to the public consultation. Taking into account the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning policy terms.
- 8.77 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 (APPROVAL).

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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: 26th 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.

12.06.2023 to 23.06.2023

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. :	23/01328/HSE	Ward :	Addiscombe East
Location :	42 Inglis Road Croydon CR0 6QU	Type:	Householder Application

Proposal : Erection of single storey rear extension (following demolition of existing).

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 14.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01622/HSE
Location : 32 Capri Road
Croydon
CR0 6LE

Ward : Addiscombe East
Type: Householder Application

Proposal : (Amended) Erection of single storey rear extension (following demolition of existing)

Date Decision: 20.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01506/FUL
Location : Flat 4
30 Clyde Road
Croydon
CR0 6SU

Ward : Addiscombe West
Type: Full planning permission

Proposal : Replacement of windows.

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01800/DISC
Location : 2 Vincent Road
Croydon
CR0 6ED

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of Condition 8 (Construction Logistics Plan) attached to permission 18/05930/FUL for 'Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.'

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 23/00407/FUL
 Location : Apple Tree House
 121 Brigstock Road
 Thornton Heath
 CR7 7JN
Ward : **Bensham Manor**
Type: Full planning permission

Proposal : Alterations to front driveway to provide 3 on-site car parking space, and provision of additional cycle storage for 2 bikes.

Date Decision: 16.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01513/HSE
 Location : 57 Bensham Manor Road
 Thornton Heath
 CR7 7AE
Ward : **Bensham Manor**
Type: Householder Application

Proposal : Installation of dropped kerb and vehicle crossover.

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01878/LP
 Location : 56 Bridport Road
 Thornton Heath
 CR7 7QG
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations edged

Proposal : Erection of roof extension to rear of main roofslope, including Juliet Balcony, and installation of three (3) rooflights to front roofslope

Date Decision: 16.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04290/DISC
 Location : Independence Court
 185 London Road
 Croydon
 CR0 2WN
Ward : **Broad Green**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Partial discharge of part Condition 10 (Contamination) attached to planning permission 16/05414/FUL (Erection of roof extension and nine storey rear extension to provide additional accommodation in the form of one House in Multiple Occupation ('Super' HMO) totalling 90 letting rooms. Alterations to the existing building to provide fenestration changes and balconies for residential use; Excavation to the front of the property to provide light well and access to lower ground floor. Provision of associated parking, and cycle store and bin store to rear)

Date Decision: 15.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. :	23/00273/HSE	Ward :	Broad Green
Location :	100 Kelvin Gardens Croydon CR0 4UR	Type:	Householder Application

Proposal : Erection of two storey side extension to dwelling.

Date Decision: 23.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/01438/CONR	Ward :	Broad Green
Location :	121 Canterbury Road Croydon CR0 3HH	Type:	Removal of Condition

Proposal : Variation of condition 2 (approved plans) attached to planning permission 21/04554/FUL for the demolition of existing buildings, erection of a building between 4 and 8 storeys with a total of 95 residential dwellings, formation of vehicular accesses and provision of associated off-street parking, landscaping and amenity space ,refuse, cycle storage, all other associated works and a publicly accessible cycle and pedestrian link.

Date Decision: 23.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	23/01591/DISC	Ward :	Broad Green
Location :	18 Bute Road Croydon CR0 3RT	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Discharge of Conditions 6 (cycle and refuse) attached to planning permission 23/00598/FUL for the demolition of garage and erection of two-storey side/rear extension to form 1 no. dwelling

Date Decision: 19.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01600/GPDO
Location : 48 Midhurst Avenue
Croydon
CR0 3PR

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 2.7 metres and a maximum overall height of 3 metres

Date Decision: 21.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01609/DISC
Location : 196- 200 London Road
Croydon
CR0 2TE

Ward : Broad Green
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Site Investigation), 4 (Materials), 5 (Refuse and Cycle Storage for C3) and 6 (Refuse and Cycle Storage for B1) attached to 20/01832/FUL for Change of use from B2 (industrial) to 4 flats (C3 use) and office (B1 use), demolition of 198 London Road, alterations, erection of a first floor extension and single storey side extension with accommodation in the roof space

Date Decision: 21.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01904/NMA
Location : 56 - 58 Factory Lane
Croydon
CR0 3RL

Ward : Broad Green
Type: Non-material amendment

Proposal : The non-material amendment comprises:
1) Altering parking layout
2) Removing one of the two gates

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 20.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02028/LP

Ward : Broad Green

Location : 77 Ockley Road
Croydon
CR0 3DS

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer extension in the rear roof slope and installation of roof lights in the front roof slope.

Date Decision: 13.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02274/PDO

Ward : Broad Green

Location : 13 - 28 Sumner Gardens
Croydon
CR0 3LP

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: 23.06.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 22/02219/HSE

**Ward : Crystal Palace And Upper
Norwood**

Location : 14 Convent Hill
Upper Norwood
London
SE19 3QY

Type: Householder Application

Proposal : Erection of single-storey rear/side wraparound and first floor side extensions, and Alterations

Date Decision: 23.06.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. : 22/02454/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 2 Kitley Gardens
Upper Norwood
London
SE19 2RY Type: Householder Application

Proposal : Erection of a single-storey front/side infill extension (following removal of existing boundary treatments)

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01269/DISC **Ward : Crystal Palace And Upper Norwood**

Location : Land And Garages Adjoining 39
The Lawns
Upper Norwood
London Type: Discharge of Conditions

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

Date Decision: 23.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01296/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 5 Overt Close
Upper Norwood
London
SE19 3RX Type: Householder Application

Proposal : Alterations to fenestrations including installation of two rooflights on the rear roofslope. Installation of air source heat pump.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 22.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/01676/LP	Ward :	Crystal Palace And Upper Norwood
Location :	21 Preston Road Upper Norwood London SE19 3HG	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of an L-shaped dormer, installation of two rooflights on front roofslope and removal of chimney.		

Date Decision: 23.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	23/01889/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	Flat 1 52 Harold Road Upper Norwood London SE19 3SW	Type:	Works to Trees in a Conservation Area
Proposal :	T1 Hornbeam, reduce canopy by length of up to 2.5m		

Date Decision: 13.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	23/01977/LP	Ward :	Crystal Palace And Upper Norwood
Location :	11 Queen Mary Road Upper Norwood London SE19 3NN	Type:	LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

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

Date Decision: 21.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01978/CAT

Ward : Crystal Palace And Upper Norwood

Location : 16B High View Road
Upper Norwood
London
SE19 3SS

Type: Works to Trees in a Conservation Area

Proposal : T1 Oak tree - Section down and fell to ground level

Date Decision: 23.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01982/CAT

Ward : Crystal Palace And Upper Norwood

Location : 13 Sylvan Hill
Upper Norwood
London
SE19 2QB

Type: Works to Trees in a Conservation Area

Proposal : Holly: To be reduced in height by half due to excessive shadow.
Cherry Laurel: CL3, CL4 and CL5 to be removed completely due to excessive shadow.

Date Decision: 23.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02109/CAT

Ward : Crystal Palace And Upper Norwood

Location : 167A Auckland Road
Upper Norwood
London
SE19 2RH

Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : G1 Sycamore (Acer Pseudoplatanus) and Ash (Fraxinus) - Fell to ground level and treat stump with eco plugs. Trees are within influencing distance of damage.
T2 Lime (Tilia Cordata) - Pollard back to knuckle and removal of epicormic growth - general maintenance.
T3 Copper Beech (Fagus Sylvatica) - Remove to ground level due to large cavity at base & close proximity to the building.
T4 Ash (Fraxinus) - Leaning towards neighbour causing nuisance & blocking out natural light.

Date Decision: 23.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02159/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 201 South Norwood Hill
South Norwood
London
SE25 6DN

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension.

Date Decision: 20.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00857/FUL

Ward : **Coulsdon Town**

Location : 14 Fairdene Road
Coulsdon
CR5 1RA

Type: Full planning permission

Proposal : Conversion of detached garages into a self contained flat includes alteration.

Date Decision: 15.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01280/FUL

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 7 Bramley Avenue
Coulsdon
CR5 2DR
Type: Full planning permission

Proposal : Demolition of existing detached dwelling house, garage and outbuildings and replacement with a block of eight new apartments with associated landscape, amenity, cycle and refuse provision, and parking.

Date Decision: 13.06.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 23/01377/HSE
Location : 44 Brighton Road
Coulsdon
CR5 2BA
Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of single storey side/rear extension (following demolition of the existing addition),
Erection of first floorside extension, and Alteration

Date Decision: 14.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01421/FUL
Location : Sentinel House
163 Brighton Road
Coulsdon
CR5 2YH
Ward : Coulsdon Town
Type: Full planning permission

Proposal : Replacement entrance doors and erection of entrance canopy

Date Decision: 23.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01422/ADV
Location : Sentinel House
163 Brighton Road
Coulsdon
CR5 2YH
Ward : Coulsdon Town
Type: Consent to display advertisements

Proposal : Installation of 3no. non-illuminated fascia signs (amended description)

Date Decision: 23.06.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01478/HSE
Location : 95 Woodlands Grove
Coulsdon
CR5 3AP

Ward : Coulsdon Town
Type: Householder Application

Proposal : Demolition of existing garage and outbuilding and erection of part single, part two storey side and rear extensions

Date Decision: 12.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01528/TRE
Location : Farm House
Coulsdon Area Farm
Lime Tree Avenue
Coulsdon
Croydon
CR5 3GB

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

Proposal : 1 x Linear Group of 14 Mature Mixed Cypress and Western Red Cedar Trees (Fell)
To re-plant 40 x 1.5-2m high Laurel Bushes to form screening hedge.
(TPO 25 ,1993)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01581/DISC
Location : 27A And 29 The Grove
Coulsdon
CR5 2BH

Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge Condition 7 (Retaining Walls) attached to Planning Permission ref. 20/06661/FUL for 'Demolition of existing 2no. detached dwellings, and construction of 9no. new dwellings (5 x 3bed units and 4 x 4bed units) with associated parking and landscaping'

Date Decision: 23.06.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/01605/LP
Location : 76 Downs Road
Coulsdon
CR5 1AF
Ward : Coulsdon Town
Type: LDC (Proposed) Operations
edged

Proposal : Conversion of existing garage to a habitable room with associated external and internal alterations.

Date Decision: 19.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01688/LP
Location : 33 Woodplace Lane
Coulsdon
CR5 1NE
Ward : Coulsdon Town
Type: LDC (Proposed) Operations
edged

Proposal : Demolition of conservatory, erection of part single and part 2 storey rear extension.

Date Decision: 19.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/01716/DISC
Location : 62 Rickman Hill
Coulsdon
CR5 3DP
Ward : Coulsdon Town
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (landscaping), 4 (refuse/cycle and electric vehicle charging point details) and 5 (land levels of the car parking area) attached to planning permission 21/01366/FUL for Alterations including alterations to land levels/ramp, erection of an attached single/two storey side and single storey rear 2 bedroom house fronting Rickman Hill, formation of vehicular access and provision of 1 parking space fronting Parkside Gardens and new pedestrian access for no. 62 Rickman Hill

Date Decision: 23.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01804/TRE
Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 2 Ridgemount Avenue
Coulsdon
CR5 3AQ
Type: Consent for works to protected trees

Proposal : Eucalyptus (T1) - To crown reduce mature Eucalyptus by 3m.
(TPO No 19, 1991)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01877/DISC
Location : 34B Fairdene Road
Coulsdon
CR5 1RB
Ward : **Coulsdon Town**
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (fire safety statement) attached to planning permission REF: 22/04079/HSE (Erection of a single storey rear extension together with a raised decking (following the demolition of the existing conservatory)

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/04961/NMA
Location : 28 Dingwall Road
Croydon
CR0 2NE
Ward : **Fairfield**
Type: Non-material amendment

Proposal : Non material amendment to permission 20/05682/FUL for Extension and renovation of existing building consisting of front and rear extensions, rear infill extensions, two additional floors, new front facade including remodelled street level access, ramps and landscaping. (Installation of pergola on roof terrace)

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 22/05066/HSE
Location : 3 Old Town
Croydon
CR0 1AU

Ward : Fairfield
Type: Householder Application

Proposal : Erection of single-storey rear extension following demolition of existing structure. Erection of 2 no. rear dormers and installation of 2 rooflights to the front slope.

Date Decision: 16.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05081/GPDO
Location : 135A North End
Croydon
CR0 1TN

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

Proposal : Change of use of first and second floors of building from commercial space (Use Class E) to two (2) self-contained dwellings (Use Class C3) (Prior Approval Notification -- Schedule 2, Part 3, Class G)

Date Decision: 22.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/00571/NMA
Location : Land Adjoining East Croydon Station,
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon, CR0 2NF

Ward : Fairfield
Type: Non-material amendment

Proposal : Non-material amendment to reserved matters consent ref. 15/01296/RES (Erection of building of 9 storeys in height to provide 102 one bedroom, 36 two bedroom and 12 three bedroom flats and uses within Class A1/A2/A3/A4/A5 at part ground floor (approval of reserved matters in connection with outline planning application 20/01503/CONR) (Phase R02)) to allow for minor changes to the internal arrangement and external appearance of the building to respond to updated Building Regulations requirements in respect of life safety.

Date Decision: 22.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00572/NMA
Location : Land Adjoining East Croydon Station,
Bounded By George Street (Including 1-5
Station Approach), Dingwall Road, (Including
The Warehouse Theatre), Lansdowne Road
And Including Land To The North Of
Lansdowne Road, Croydon, CR0 2NF

Ward : **Fairfield**
Type: Non-material amendment

Proposal : Non-material amendment to reserved matters consent ref. 15/01295/RES (Erection of building of 20 storeys in height to provide 32 studios, 48 one bedroom and 96 two bedroom and uses within Class A1/A2/A3/A4/A5 and B1 at part ground, first, second and third floors (approval of reserved matters in connection with outline planning application 20/01503/CONR) (Phase R03)) to allow for minor changes to the internal arrangement and external appearance of the building to respond to updated Building Regulations requirements in respect of life safety.

Date Decision: 22.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00835/HSE
Location : 4 Cranmer Road
Croydon
CR0 1SR

Ward : **Fairfield**
Type: Householder Application

Proposal : Replacement of single storey rear extension

Date Decision: 19.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01385/DISC
Location : Land Adjacent To Croydon College
College Road
Croydon, CR0 1PF

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

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Discharge of condition 28 (biodiversity) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)Condition 26 (roof top amenity areas)

Date Decision: 16.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01511/FUL

Ward : **Fairfield**

Location : 43 Tamworth Road
Croydon
CR0 1XU

Type: Full planning permission

Proposal : Roof extension, single storey rear extension, and rear terraces, and other works, to facilitate the conversion of the office building into 4no. flats

Date Decision: 15.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01542/DISC

Ward : **Fairfield**

Location : 7 - 11 High Street
Croydon
CR0 1QB

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 2 (Materials and Window), Condition 3a) (Landscaping), Condition 3b) (Boundary Treatments), Condition 4 (Refuse Storage Details), Condition 5 (Cycle Storage Details), Condition 7 (19% Carbon Reduction), Condition 9 (Security Lighting), Condition 10 (Sustainable drainage measures), Condition 12 (Sound Insulation) in regard to planning permission 20/04211/CONR granted for Variation of condition 1 (approved drawings) in reference to Planning permission ref 19/00368/Ful granted for the use of the first and second floor as a House in Multiple Occupation (HMO) (26 single occupancy rooms), erection of a two storey infill side extension, alterations to the elevations and roof, and provision of communal amenity space and associated cycle and refuse storage facilities.

Date Decision: 13.06.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. :	23/01547/FUL	Ward :	Fairfield
Location :	60 Clarendon Road Croydon CR0 3SG	Type:	Full planning permission

Proposal : Single storey rear/side (wraparound) extension

Date Decision: 21.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	23/01551/LP	Ward :	Fairfield
Location :	57 Edridge Road Croydon CR0 1EG	Type:	LDC (Proposed) Operations edged

Proposal : Lawful Development Certificate of a loft conversion

Date Decision: 14.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	23/01597/DISC	Ward :	Fairfield
Location :	6-44 Station Road And Queens Hall Car Park, Poplar Walk, Croydon (St Michael's Square)	Type:	Discharge of Conditions

Proposal : Discharge of Condition 20 (Travel Plans and Car Park Management Strategy) and
Condition 39 (Parking Layout Plan) of planning permission 20/04010/CONR.

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. :	23/01638/DISC	Ward :	Fairfield
Location :	Land Adjacent To Croydon College College Road Croydon, CR0 1PF	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Discharge of condition 29 (extract ducts) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)

Date Decision: 20.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02004/DISC

Ward : **Fairfield**

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

Type: Discharge of Conditions

Proposal : Discharge of conditions 19 (maintenance- public realm) and 25 (car park management plan) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)

Date Decision: 19.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/01566/FUL

Ward : **Kenley**

Location : Builders Depot
Bourne Park Close
Kenley
CR8 5BS

Type: Full planning permission

Proposal : Demolition of existing depot building; erection of a three storey building for use as an industrial unit with provision of parking and alterations including to the existing access

Date Decision: 15.06.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. : 22/05205/HSE
Location : 12 Burcott Road
Purley
CR8 4AA

Ward : Kenley
Type: Householder Application

Proposal : Erection of single storey side and rear extension and associated works

Date Decision: 22.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01266/HSE
Location : 2 Cadogan Place
Kenley
CR8 5PD

Ward : Kenley
Type: Householder Application

Proposal : Proposed new vehicular access including front landscaping

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01642/HSE
Location : 116 Higher Drive
Purley
CR8 2HL

Ward : Kenley
Type: Householder Application

Proposal : Demolition of existing garage and front extension together with erection of single storey side and front extension and associated alterations

Date Decision: 20.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01783/LP
Location : 40 Lower Road
Kenley
CR8 5NB

Ward : Kenley
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer loft extension and 1no. rooflight to front roofslope.

Date Decision: 14.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01811/HSE
Location : 13 Hermitage Road
Kenley
CR8 5EA

Ward : Kenley
Type: Householder Application

Proposal : Alterations including the erection of a two storey side extension, single storey rear extension, rear dormer roof extension including four rooflights to the front roofslope, a new entrance canopy and alterations to the rear garden level.

Date Decision: 15.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01868/TRE
Location : 14 Welcomes Road
Kenley
CR8 5HD

Ward : Kenley
Type: Consent for works to protected trees

Proposal : Copper Beech (T1) - To crown reduce by 3.0m (previous reduction points).
(TPO No. 115)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01656/DISC
Location : 160 Dunley Drive
Croydon
CR0 0RE

Ward : New Addington North
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (refuse and cycle storage) attached to PP 18/02684/HSE for the alterations and erection of dormer extension in rear roof slope, installation of 3 roof lights in the front roof slope, enlargement of existing first floor side extension and subdivision to form 2 dwelling houses.

Date Decision: 20.06.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 23/00737/FUL **Ward : Norbury Park**
Location : 300 Norbury Avenue **Type: Full planning permission**
Norbury
London
SW16 3RL

Proposal : Alterations, change of use from dwelling (C3) to 11-bedroom 15-person HMO (house in multiple occupation) (Sui Generis) and provision of associated cycle and refuse storage

Date Decision: 22.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01203/HSE **Ward : Norbury Park**
Location : 39 Ryecroft Road **Type: Householder Application**
Norbury
London
SW16 3EW

Proposal : Erection of first floor side extension, removal of rear chimney, Application of external insulation to existing ground floor rear and side extensions, alteration at rear to roof of existing side extension, Alterations to doors, windows and glazing on all elevations, Installation of an air source heat pump and air conditioning unit, photovoltaic panels to the roof and Alternations to existing garden room to make habitable as a home office.

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01534/HSE **Ward : Norbury Park**
Location : 26 The Chase **Type: Householder Application**
Norbury
London
SW16 3AD

Proposal : Hip to gable loft conversion, erection of rear dormer and installation of two rooflights on the front roofslope.

Date Decision: 15.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01634/HSE
Location : 18 Norbury Hill
Norbury
London
SW16 3LB

Ward : Norbury Park
Type: Householder Application

Proposal : Retention of granny annexe in rear garden.

Date Decision: 12.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01692/GPDO
Location : 61 Maryland Road
Thornton Heath
CR7 8DJ

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

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

Date Decision: 15.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01779/LP
Location : 65 Florida Road
Thornton Heath
CR7 8EZ

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

Proposal : Erection of single storey side extension (following alterations to garage and demolition of conservatory)

Date Decision: 21.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01888/CAT

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : Gibsons Lodge
Gibson's Hill
Norbury
London
SW16 3ES

Type: Works to Trees in a
Conservation Area

Proposal : T1 Sycamore thin canopy by 25%.
T2 Sycamore reduce to a height of approx 6m
T3 Sycamore remove dead wood reduce height of live stem to approx 4.5m
T4 Sycamore reduce to approx 4.5m.
T5 Sycamore remove to within 3' of ground level
T6 Sycamore remove to within 3' of ground level
T7 Ash tree by corner remove to within 3' of ground level
T8 Cherry plum, remove to within 3' of ground level
T9 Robinia, remove branch over car park, remove all dead wood over 2' diameter.

Date Decision: 13.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02056/CAT

Location : 39 Crown Lane
Norbury
London
SW16 3JE

Ward : **Norbury Park**

Type: Works to Trees in a
Conservation Area

Proposal : T1 Oak: Crown reduce by up to 3m, Crown Lift to 3m

Date Decision: 23.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 21/06199/FUL

Location : 63 Darcy Road
Norbury
London
SW16 4TZ

Ward : **Norbury And Pollards Hill**

Type: Full planning permission

Proposal : Conversion of dwellinghouse (Use Class C3) to two (2) self-contained flats (Use Class C3) with associated amenity, cycle storage, vehicle parking and waste storage spaces, and Associated alterations

Date Decision: 19.06.23

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/05142/FUL **Ward :** **Norbury And Pollards Hill**
Location : 33 Bishops Park Road **Type:** Full planning permission

Norbury
London
SW16 5TX

Proposal : Proposed single storey rear addition and retention of rear roof extensions. The conversion of the single family dwelling into 3 flats, with associated site alterations

Date Decision: 22.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01165/FUL **Ward :** **Norbury And Pollards Hill**
Location : 1340A London Road **Type:** Full planning permission

Norbury
London
SW16 4DG

Proposal : Conversion of existing flat into 2 flats, 1x2bed & 1x4bed, loft conversion, erection of rear mansard and dormers, and three storey rear/infill extension.

Date Decision: 16.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01356/LE **Ward :** **Norbury And Pollards Hill**
Location : 63 Darcy Road **Type:** LDC (Existing) Use edged

Norbury
London
SW16 4TZ

Proposal : Use of ground floor as studio flat (63a) and one bedroom flat (63b) and upper floors as a three bedroom maisonette flat (63c).

Date Decision: 13.06.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/01517/ADV
Location : 1102 London Road
Norbury
London
SW16 4DT

Ward : Norbury And Pollards Hill
Type: Consent to display advertisements

Proposal : Installation of 3 illuminated fascia signs, 3 non-illuminated roller shutter signs and graphics to glass door.

Date Decision: 14.06.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01672/HSE
Location : 50 Beatrice Avenue
Norbury
London
SW16 4UN

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Installation of gate and fencing around rear garden

Date Decision: 20.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01691/GPDO
Location : 48 Dunbar Avenue
Norbury
London
SW16 4SD

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

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.8 metres

Date Decision: 15.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01733/DISC

Ward : Norbury And Pollards Hill

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : Development Site Former Site Of Type: Discharge of Conditions
66 Pollards Hill North
Norbury
London
SW16 4NY

Proposal : Discharge of Condition 6 (materials) and 7 (window reveals) attached to planning permission 21/03908/FUL for the Demolition of existing dwellinghouse building and provision of residential accommodation (Class C3) comprising the erection of 9 two storey houses with rooms in roof space facing onto Pollards Hill North and Beech Road, with associated landscaping, refuse and recycling storage and cycle and car parking.

Date Decision: 20.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01870/CAT Ward : **Norbury And Pollards Hill**
Location : 37 Northborough Road Type: Works to Trees in a
Norbury Conservation Area
London
SW16 4BD

Proposal : T1 Ash: reduce by 10%

Date Decision: 13.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/02011/LP Ward : **Norbury And Pollards Hill**
Location : 60 Dalmeny Avenue Type: LDC (Proposed) Operations
Norbury edged
London
SW16 4RT

Proposal : Erection of roof extension to rear roofslope and installation of three (3) rooflights into front roofslope.

Date Decision: 21.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 22/03657/PDO
Location : O/S 86 The Glade
Coulsdon
CR5 1SN

Ward : Old Coulsdon
Type: Observations on permitted development

Proposal : Installation of 1 x replacement 9 metre wooden pole to facilitate fixed line broadband electronic communications apparatus.

Date Decision: 13.06.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/01491/FUL
Location : The Forge
129 Marlpit Lane
Coulsdon
CR5 2HH

Ward : Old Coulsdon
Type: Full planning permission

Proposal : Change of use of the existing ground floor office (Class E) to two flats (Class C3) with associated internal alterations; Demolition of existing outbuilding; Erection of a single storey front, rear and side extension; Internal alterations to the existing first floor flat; Provision of associated car parking, refuse and cycle stores and private amenity spaces.

Date Decision: 12.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01646/HSE
Location : 91 Waddington Avenue
Coulsdon
CR5 1QJ

Ward : Old Coulsdon
Type: Householder Application

Proposal : Demolition of existing garage, erection of single storey side/rear extension. Erection of rear patio with associated works. Alterations include land level changes

Date Decision: 19.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01689/GPDO
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 97 Tollers Lane
Coulsdon
CR5 1BG
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.71 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.8 metres

Date Decision: 14.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01726/HSE
Location : 85 Waddington Avenue
Coulsdon
CR5 1QJ
Ward : **Old Coulsdon**
Type: Householder Application

Proposal : Proposed ground floor wraparound extension, internal alterations, floor plan redesign and all associated works

Date Decision: 23.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01975/PDO
Location : O/S Ash Villas, 86 Bradmore Way
Coulsdon
CR5 1PB
Ward : **Old Coulsdon**
Type: Observations on permitted
development

Proposal : Erection of two (2) telegraph (broadband) poles to replace single existing telegraph (broadband) pole, and Associated alterations

Date Decision: 13.06.23

No Objection

Level: Planning Committee

Ref. No. : 23/01996/CAT
Ward : **Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : Richards Folly
Bradmore Green
Coulsdon Road
Coulsdon
CR5 2LQ

Type: Works to Trees in a
Conservation Area

Proposal : Eucalyptus (T1) - Fell

Date Decision: 23.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/01739/GPDO
Location : 4 Chiltern Close
Croydon
CR0 5LZ

Ward : Park Hill And Whitgift
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3.5 metres

Date Decision: 15.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 21/04311/CONR

**Ward : Purley Oaks And
Riddlesdown**

Location : Land Adjoining Railway Embankment
Purley Downs Road
South Croydon

Type: Removal of Condition

Proposal : To vary condition 1 (approved documents) of planning permission 16/06405/FUL for the erection of 5 three storey and 1 single/two storey building comprising a total of 22 three bedroom, 5 two bedroom and 10 one bedroom flats. Formation of access road, communal amenity area and associated parking, The amendment is to change the timber terrace enclosures to brickwork.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 14.06.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. :	22/04910/DISC	Ward :	Purley Oaks And Riddlesdown
Location :	Allium House 31 Riddlesdown Road Purley CR8 1DJ	Type:	Discharge of Conditions
Proposal :	Discharge of condition 3 (Landscaping) and 5 (Bin & Bike Store) attached to planning permission 18/04839/FUL for the proposed demolition of existing 2 storey detached house & garage & erection of new 3 storey flat block including for 8 apartments, amended access / parking provision & landscaping		

Date Decision: 15.06.23

Approved

Level: Delegated Business Meeting

Ref. No. :	23/00496/HSE	Ward :	Purley Oaks And Riddlesdown
Location :	55 Purley Downs Road South Croydon CR2 0RG	Type:	Householder Application
Proposal :	Erection of part single-storey part two-storey rear extensions.		

Date Decision: 20.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	23/00570/NMA	Ward :	Purley Oaks And Riddlesdown
Location :	Land Between 13 Derrick Avenue And Station Approach Purley CR2 0QL	Type:	Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Non Material Amendment of planning reference:- 16/06405/FUL for the erection of 5 three storey and 1 single/two storey building comprising a total of 22 three bedroom, 5 two bedroom and 10 one bedroom flats. Formation of access road, communal amenity area and associated parking, landscaping and planting. The proposed changes are:- Proposed changes to façade to remove materials of limited combustibility to masonry construction.
Proposed changes to terrace construction to remove timber enclosures to masonry construction, ensuring acoustic properties are maintained. Proposed changes to position(s) of windows to align with floorplans.

Date Decision: 14.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01249/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 88 Mount Park Avenue
South Croydon
CR2 6DJ

Type: Householder Application

Proposal : Proposed ground floor side infill extension and associated works

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01552/HSE

Ward : **Purley Oaks And Riddlesdown**

Location : 12 Eskdale Gardens
Purley
CR8 1EY

Type: Householder Application

Proposal : Alterations, erection of single storey front/side/rear extension including front porch and raised patio area at rear with steps

Date Decision: 15.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01576/DISC

Ward : **Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 9 The Spinney
Purley
CR8 1AB
Type: Discharge of Conditions

Proposal : Discharge of conditions 7 (materials and details), 9 (SUDS) and 10 (planting plan) attached to permission 22/00419/FUL dated 27/01/23 for the 'demolition of existing property and garage and erection of 5 x 3 storey town houses with associated parking & landscaping'.

Date Decision: 16.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01613/FUL
Ward : **Purley Oaks And Riddlesdown**
Location : 1 Riddlesdown Avenue
Purley
CR8 1JH
Type: Full planning permission

Proposal : Demolition of existing side garage, erection of a two-storey dwelling with raised rear patio, and on-site parking provision for both houses.

Date Decision: 19.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01632/HSE
Ward : **Purley Oaks And Riddlesdown**
Location : 118 Mount Park Avenue
South Croydon
CR2 6DJ
Type: Householder Application

Proposal : Part single, part two storey front, side and rear extension (following demolition of the existing side garage) including front and rear roof light, and hip to gable and rear dormer extensions.

Date Decision: 19.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01744/DISC
Ward : **Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Riddlesdown
Location : 88 Riddlesdown Road
Purley
CR8 1DD
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) of planning permission 22/00148/FUL (Demolition of existing five-bedroom detached house and erection of a block of flats comprising of 21no. units, refuse and recycling store, parking, landscaping and associated works)

Date Decision: 12.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01822/TRE
Ward : **Purley Oaks And Riddlesdown**

Location : 11 Purley Bury Close
Purley
CR8 1HW
Type: Consent for works to protected trees

Proposal : T1, Beech
To reduce crown height by 3m
To reduce radial spread by 2m
To raise to 5m.

T2, Copper Beech
To reduce crown height by 2m
To reduce radial spread by 1m
To raise to 5m.
(TPO 73, 2009)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02021/LP
Ward : **Purley Oaks And Riddlesdown**

Location : 132 Riddlesdown Road
Purley
CR8 1DE
Type: LDC (Proposed) Operations edged

Proposal : Demolition of existing rear outbuilding and erection of new rear outbuilding includes land level changes

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 20.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/04801/DISC
Location : 1 Smitham Bottom Lane
Purley
CR8 3DE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (ecological mitigation and enhancement scheme) and 10 (hard/soft landscaping) attached to planning permission 20/06319/FUL for demolition of existing 2 storey detached dwelling and garage, construction of part 3, 4, and 5 storey building comprising a mix of 16 no. one, two and three bedroom flats, associated parking and hard and soft landscaping

Date Decision: 13.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00545/DISC
Location : 922 - 930 Purley Way
Purley
CR8 2JL

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 11 (Planning Fire Safety Statement) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 23.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00632/DISC

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 922 Purley Way
Purley
CR8 2JL
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (Piling Method Statement) attached to planning permission 22/01141/CONR for Variation of Conditions 2 (plans), 3 (detailed description), 11 (Fire statement), 17 and 18 (soft landscaping), 26 (refuse storage and cycle parking), 28 (energy statement), 34 (air quality), 36 (trees) and 37 (wheelchair accessible dwellings) of planning permission 20/06224/FUL for the 'Demolition of existing residential dwellings and erection of a residential development, with associated landscaping, access, cycle and car parking.

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01021/FUL
Location : Laleham Lea School
29 Peaks Hill
Purley
CR8 3JJ
Ward : **Purley And Woodcote**
Type: Full planning permission

Proposal : Replacement of existing chainlink playground fencing

Date Decision: 23.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01298/HSE
Location : 177 Brighton Road
Purley
CR8 4HF
Ward : **Purley And Woodcote**
Type: Householder Application

Proposal : Erection of single storey rear infill extension, conversion of garage to habitable room and Alteration. Installation of two rooflights to the front and two upper side windows.

Date Decision: 22.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01546/DISC
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 67 Higher Drive
Purley
CR8 2HR
Type: Discharge of Conditions

Proposal : Discharge of Condition 12 (lighting design for biodiversity) attached to permission 20/01484/FUL dated 21.09.2020 for the 'Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces'.

Date Decision: 14.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01785/TRE
Location : 43 Cliff End
Purley
CR8 1BP
Ward : **Purley And Woodcote**
Type: Consent for works to protected trees

Proposal : T1 - Yew to reduce the overall size of the crown by 2m, lift crown by 4m measured from road level.
(TPO No. 7, 1993)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01963/CAT
Location : 13 Briar Hill
Purley
CR8 3LF
Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Proposal : T1 - Acacia - To re-pollard - Repeat pruning.
T2 - Thuja - To reduce tops to previous reduction points and trim all round. To raise by additional 600mm above the drive - Repeat Pruning.
T3 - Lawson Cypress - To fell and grind out stump

Date Decision: 13.06.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 23/01575/HSE **Ward : Sanderstead**
Location : 38 Briton Hill Road Type: Householder Application
South Croydon
CR2 0JL

Proposal : Demolition of rear conservatory, erection of single storey side/rear extension and alterations include land level changes

Date Decision: 12.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01596/DISC **Ward : Sanderstead**
Location : High Trees Type: Discharge of Conditions
Beech Avenue
South Croydon
CR2 0NL

Proposal : Discharge of condition 8 (external lighting) attached to planning permission ref. 20/01208/FUL (The demolition of a single family bungalow and separate garage, the erection of one 3 storey block containing six 2 bedroom flats along with three detached, 3 storey, four bedroom family homes with associated parking spaces, cycle storage and refuse store).

Date Decision: 16.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01617/HSE **Ward : Sanderstead**
Location : 18 Tandridge Gardens Type: Householder Application
South Croydon
CR2 9HU

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

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01776/TRE **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 10 Heathhurst Road
South Croydon
CR2 0BA
Type: Consent for works to protected trees

Proposal : T1 Beech Crown: Reduce by 2 metres pruning to suitable growth points
(TPO 08, 2014)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01859/TRE
Location : 44 Tindale Close
South Croydon
CR2 0RT
Ward : **Sanderstead**
Type: Consent for works to protected trees

Proposal : T1 Hedge Maple - Fell
(TPO 145)

Date Decision: 13.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01905/NMA
Location : 16 Hurnford Close
South Croydon
CR2 0AN
Ward : **Sanderstead**
Type: Non-material amendment

Proposal : Alterations, conversion of the existing garage to habitable room and erection of detached garage (amendment to Planning Permission 21/04043/HSE)

Date Decision: 13.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02070/LP
Location : 46 Ellesmere Drive
South Croydon
CR2 9EJ
Ward : **Sanderstead**
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer includes installation of two rooflights on front roof slopes

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 13.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02101/PDO
Location : Telephone Exchange
Church Way
South Croydon
CR2 0YE

Ward : Sanderstead
Type: Observations on permitted development

Proposal : Installation of 5G communication apparatus on the existing roof.

Date Decision: 19.06.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/02259/LP
Location : 62 Holmwood Avenue
South Croydon
CR2 9HY

Ward : Sanderstead
Type: LDC (Proposed) Operations edged

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

Date Decision: 23.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02347/TR5
Location : Ragged Grove
Mitchley Hill, (Land Southwest Of Limpsfield Road, Sanderstead)
South Croydon
CR2 9HY

Ward : Sanderstead
Type: 5 Day Notification to Remove TPO(s)

Proposal : Fell due to Ash Dieback.
(TPO no. TPO 47)

Date Decision: 16.06.23

No Objection

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/00925/DISC **Ward : Selsdon And Addington Village**

Location : 6 - 8 The Gallop **Type: Discharge of Conditions**
South Croydon
CR2 7LP

Proposal : Discharge of condition numbers 10 (Visibility Splays, EVCP's and External Lighting) and 13 (Waste Management) attached to planning permission ref. 21/00816/FUL (Demolition of existing pair of bungalows and replacement with 9 dwelling houses. Formation of vehicular access to the front of the site).

Date Decision: 20.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00994/DISC **Ward : Selsdon And Addington Village**

Location : 1 The Ruffetts **Type: Discharge of Conditions**
South Croydon
CR2 7LS

Proposal : Discharge of conditions 3 (Construction Logistics Plan); 5 (Materials and detailing); 6 (Landscaping); and 7 (Cycles and Bins), relating to planning approval 22/01376/FUL for the Erection of pair of two-storey semi-detached houses with associated works, approved on 17.02.2023.

Date Decision: 23.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01218/HSE **Ward : Selsdon And Addington Village**

Location : 209 Farley Road **Type: Householder Application**
South Croydon
CR2 7NP

Proposal : Replacement of single storey rear extension with associated works

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01366/HSE **Ward : Selsdon And Addington Village**
Location : 44 Byron Road **Type: Householder Application**
South Croydon
CR2 8DY
Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of rooflights to front roofslope. Alterations to conservatory.
Date Decision: 12.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01538/HSE **Ward : Selsdon And Addington Village**
Location : 61 The Ruffetts **Type: Householder Application**
South Croydon
CR2 7LT
Proposal : Alterations to existing front porch to include new pitched roof; Erection of first floor side extension and external alterations to rear ground floor elevation to include a new roof lantern, bifolding doors and extended deck area.
Date Decision: 15.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01543/LE **Ward : Selsdon And Addington Village**
Location : 7 Sylvan Close **Type: LDC (Existing) Use edged**
South Croydon
CR2 8DS
Proposal : Hip to gable loft conversion, erection of rear dormer and installation of one rooflight on the front roofslope following demolition of existing dormers. Alterations of fenestrations.
Date Decision: 15.06.23

Lawful Dev. Cert. Granted (existing)

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Level: Delegated Business Meeting

Ref. No. : 23/01668/HSE **Ward : Selsdon And Addington Village**
Location : 104 Farley Road **Type: Householder Application**
South Croydon
CR2 7NE
Proposal : Erection of two-storey side extension and part single-storey front extension. Erection of single-storey rear extension. Erection of hip to gable roof extension and rear dormer.
Date Decision: 16.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01802/GPDO **Ward : Selsdon And Addington Village**
Location : 18 Ruffetts Close **Type: Prior Appvl - Class A Larger House Extns**
South Croydon
CR2 7JS
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 2.95 metres and a maximum height of 3.4 metres
Date Decision: 13.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01189/LP **Ward : Selsdon Vale And Forestdale**
Location : 15A Woodland Gardens **Type: LDC (Proposed) Operations edged**
South Croydon
CR2 8PH
Proposal : Installation of 1 no. air conditioning unit.
Date Decision: 15.06.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 23/01208/DISC **Ward :** **Selsdon Vale And Forestdale**
Location : Land Development Site Former Site Of **Type:** Discharge of Conditions
3 Kingswood Way
South Croydon
CR2 8QL

Proposal : Discharge of Conditions 3 (CLP) attached to planning permission 20/05474/FUL For Demolition of single-family dwellinghouse and erection of 3x 3-storey terraced houses, 2x 3-storey semi-detached houses and 2x 2-storey semi-detached houses containing 6x-3 bedroom and 1x 2-bedroom

Date Decision: 12.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01986/TRE **Ward :** **Selsdon Vale And Forestdale**
Location : 19 Kingswood Way **Type:** Consent for works to protected trees
South Croydon
CR2 8QL

Proposal : T3 Ash - Reduce lateral branches 3 metres away from the property
T4 Beech - Reduce lateral branches 3 metres away from the property
(TPO 19, 1972)

Date Decision: 23.06.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/01619/DISC **Ward :** **Selhurst**
Location : 103 Queens Road **Type:** Discharge of Conditions
Croydon
CR0 2PT

Proposal : Discharge Condition 3 (Fire Safety Statement) attached to planning permission ref. 21/04140/HSE for 'Erection of a single-storey rear/side infill extension, Erection of dormer extensions to the rear of the main roofslope and over the outrigger, and Alterations (Retrospective Application)'

Date Decision: 20.06.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Ref. No. : 23/01675/FUL **Ward : Selhurst**
Location : 19A & 19B Selhurst Road _ Land To Rear Type: Full planning permission
South Norwood
London
SE25 5PP

Proposal : Erection of single-storey rear and first floor rear/side wraparound extensions, Formation of a first floor roof terrace, and Alterations to side fenestration at ground floor level and layout of rear garden including erection of 1.8m high timber boundary treatment

Date Decision: 23.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01751/GPDO **Ward : Selhurst**
Location : 64 Elmwood Road Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 2SJ

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres

Date Decision: 15.06.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/01850/DISC **Ward : Selhurst**
Location : 61 Selhurst Road Type: Discharge of Conditions
South Norwood
London
SE25 5QB

Proposal : Discharge of Condition 2 (Construction Logistics Plan) attached to permission 21/06063/FUL for 'Demolition of the front lower ground floor porch and rear extension. Erection of lower, ground and first floor rear extension. Conversion of the resulting property into 4 flats with associated landscaping and facade alterations.'

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02086/LP **Ward : Selhurst**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 1 Beaconsfield Road
Croydon
CR0 2LN
Type: LDC (Proposed) Operations
edged

Proposal : Erection of outbuilding in rear garden (following demolition of existing shed).

Date Decision: 21.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00479/NMA
Location : 32 Bywood Avenue
Croydon
CR0 7RA
Ward : Shirley North
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 22/03249/HSE for the demolition of single storey rear extension, erection of single storey rear extension, alterations to fenestrations and relocation of front entrance from north elevation to south elevation

Date Decision: 14.06.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01123/ADV
Location : JAXS Hair Salon
135 Wickham Road
Croydon
CR0 8TE
Ward : Shirley North
Type: Consent to display
advertisements

Proposal : Insatallation of free-standing advertisement board on pavement.

Date Decision: 20.06.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/01604/HSE
Location : 10 Orchard Avenue
Croydon
CR0 8UA
Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey side return extension

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 20.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01643/HSE
Location : 6 Woodmere Gardens
Croydon
CR0 7PL

Ward : Shirley North
Type: Householder Application

Proposal : Erection of single storey side/rear extension.

Date Decision: 21.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01574/HSE
Location : Doric House
39 Shirley Hills Road
Croydon
CR0 5HQ

Ward : Shirley South
Type: Householder Application

Proposal : Erection of lower ground floor extension, ground floor rear extension, ground floor side/rear terrace and lower ground floor rear patio with association works. Alterations to fenestrations and existing dormers with association works.

Date Decision: 13.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02199/LP
Location : 4 Lime Tree Grove
Croydon
CR0 8AU

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house following prior approval under application 23/01439/GPDO.

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Date Decision: 16.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	21/06140/FUL	Ward :	South Croydon
Location :	63 Jarvis Road South Croydon CR2 6HW	Type:	Full planning permission
Proposal :	Removal of side extension to provide room for car parking turning circle & the introduction of four warehouse storage spaces with parking.		

Date Decision: 20.06.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. :	22/04995/OUT	Ward :	South Croydon
Location :	1A Brighton Road South Croydon CR2 6EA	Type:	Outline planning permission
Proposal :	Outline planning permission for demolition of existing showroom and warehouse and erection of a 5 storey block to contain up to 28 self contained residential units and up to 3 retail units (Reserved matters are access, appearance, landscaping, layout).		

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/00586/FUL	Ward :	South Croydon
Location :	7 Ledbury Road Croydon CR0 1EP	Type:	Full planning permission
Proposal :	Erection of a new single storey dwelling at the rear of the site		

Date Decision: 15.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01059/FUL
Location : 57-59 South End
Croydon
CR0 1BF

Ward : South Croydon
Type: Full planning permission

Proposal : Erection of four storey building to provide ground floor commercial units together with 7no. one, two and three bedroom upper floor apartments following demolition of existing building.

Date Decision: 15.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01157/HSE
Location : 40 Croham Manor Road
South Croydon
CR2 7BE

Ward : South Croydon
Type: Householder Application

Proposal : Demolition of rear extension and rear conservatory. Erection of single storey rear extension and front porch with associated works.

Date Decision: 19.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01160/HSE
Location : High Stead
21 Witherby Close
Croydon
CR0 5SU

Ward : South Croydon
Type: Householder Application

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

Date Decision: 12.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01237/HSE

Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 3 Croham Road
South Croydon
CR2 7PB
Type: Householder Application

Proposal : Demolition of detached outbuilding. Erection of ground floor side/rear extension and first floor side extension. (retrospective application)

Date Decision: 19.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01514/HSE
Location : 79A Croham Road
South Croydon
CR2 7HJ
Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of a boundary fence/wall (part retrospective application)

Date Decision: 21.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01655/LE
Location : 77 South End
Croydon
CR0 1BF
Ward : **South Croydon**
Type: LDC (Existing) Use edged

Proposal : Continued use of building as ground floor office and 1no. x 1-bed flat; 2 no x 1-bed flats on first floor ; 1no. of studio on second floor

Date Decision: 22.06.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/01674/DISC
Location : Flat 3
26 Avondale Road
South Croydon
CR2 6JA
Ward : **South Croydon**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Discharge of Conditions 4 (Fire Safety) attached to planning permission 23/00017/FUL
For the replacement of 4 single glazed timber framed windows with double glazed uPVC
framed units

Date Decision: 20.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01694/NMA **Ward : South Croydon**
Location : Land Adjacent 25 Temple Road **Type: Non-material amendment**
Croydon
CR0 1HU

Proposal : Non material amendment to planning application 20/02257/ful granted for Erection of a
new three storey building containing 5 flats with associated external works.

Date Decision: 21.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01884/PA8 **Ward : South Croydon**
Location : Land At Upper Selsdon Road **Type: Telecommunications Code**
Upper Selsdon Road **System operator**
South Croydon
CR2 0AH

Proposal : Installation of a 20m high slim-line 5G monopole, supporting 6 no. antennas, 2 no.
equipment cabinets, 1 no. electric meter cabinet and ancillary works.

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/00752/FUL **Ward : South Norwood**
Location : 107A Selhurst Road **Type: Full planning permission**
South Norwood
London
SE25 6LH

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Erection of outbuilding in the rear garden

Date Decision: 22.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01564/GPDO

Ward : South Norwood

Location : Embassy Court
16 Avenue Road
South Norwood
London
SE25 4DY

Type: Prior Appvl - up to two storeys
flats

Proposal : Construction of one additional storey to provide 2 no. two bedroom self-contained flats (Prior Approval under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), associated site alterations

Date Decision: 16.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/01681/HSE

Ward : South Norwood

Location : 262 Whitehorse Lane
South Norwood
London
SE25 6UW

Type: Householder Application

Proposal : Erection of two storey side extension. Conversion of loft to habitable space and erection of rear dormer. Erection of single storey rear extension. Internal alterations.

Date Decision: 20.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/00924/HSE

Ward : Thornton Heath

Location : 73 Windsor Road
Thornton Heath
CR7 8HJ

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Erection of single-storey rear/side infill and first floor rear extensions, Alteration of side roofslope from hip to gable end, and Alterations including replacement of door opening and application of rendered finish on rear elevation (Amended Drawings)

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 22/05075/HSE
Location : 25 Camden Gardens
Thornton Heath
CR7 8AZ

Ward : Thornton Heath
Type: Householder Application

Proposal : Erection of single-storey rear/side wraparound and first floor side extensions, and alterations including installation of external insulation and replacement of openings

Date Decision: 20.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01180/LP
Location : 73 Burlington Road
Thornton Heath
CR7 8PG

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

Proposal : Erection of roof extension to rear of main roofslope over outrigger and installation of three (3) rooflights into front roofslope.

Date Decision: 13.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01265/FUL
Location : 56-58 High Street
Thornton Heath
CR7 8LF

Ward : Thornton Heath
Type: Full planning permission

Proposal : Erection of single storey rear extension to existing commercial premises.

Date Decision: 22.06.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Non-material amendment to planning approval 20/01912/FUL to change the wording of Condition 5 (Tree Protection Measures)

Date Decision: 20.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01627/DISC **Ward : Waddon**
Location : 1-3 Queensway, Purley Way And 12 Imperial Way
Croydon
CR0 4BD Type: Discharge of Conditions

Proposal : Discharge of conditions 22 (Construction Logistics Plan: demolition phase of Building CR1) and 23 (Construction Logistics Plan: demolition phase of Building CR2) attached to planning permission 21/06359/FUL dated 14/04/2023 for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 21.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01702/GPDO **Ward : Waddon**
Location : 23 Limes Avenue
Croydon
CR0 4JX Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 4.2 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.3 metres

Date Decision: 12.06.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 22/04415/FUL **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : Ground Floor Shop
10 Carmichael Road
South Norwood
London
SE25 5LT

Type: Full planning permission

Proposal : Amalgamation of ground floor studio flat (Class C3) and shop (Class E) and conversion to 1 x 1-bedroom flat (Class C3). Removal of shopfront and installation of replacement window, rendering of ground floor front elevation of building. Demolition of single storey rear extensions and alterations to rear outrigger, including new fenestration and 1no. rooflight. Landscaping of front garden and installation of black painted metal railing. [Part-retrospective]

Date Decision: 16.06.23

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

Level: Delegated Business Meeting

Ref. No. : 23/01365/FUL

Location : Land R/O 18 Portland Road
South Norwood
London
SE25 4PF

Ward : **Woodside**

Type: Full planning permission

Proposal : Erection of additional storey with mansard roof to existing building to provide 3 self-contained flats with associated integrated refuse area and cycle storage and access to neighbouring amenity space.

Date Decision: 13.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01606/LE

Location : 599 Davidson Road
Croydon
CR0 6DU

Ward : **Woodside**

Type: LDC (Existing) Use edged

Proposal : Continued use of two-storey end-terrace building as two (2) self-contained flats (Use Class C3) (Lawful Development Certificate for an Existing Development)

Date Decision: 20.06.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/01616/LP

Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 63 Crowther Road
South Norwood
London
SE25 5QR
Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer, installation of two rooflights on front roofslope.

Date Decision: 20.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01621/LP
Location : 73 Estcourt Road
South Norwood
London
SE25 4SB
Ward : **Woodside**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension (following demolition of existing).

Date Decision: 12.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01630/HSE
Location : 125 Cobden Road
South Norwood
London
SE25 5NU
Ward : **Woodside**
Type: Householder Application

Proposal : Erection of single storey rear extension. Installation of new roof to existing outrigger extension. Raising of existing boundary parapet wall.

Date Decision: 12.06.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01701/DISC
Location : Eldon Court
2 Eldon Park
South Norwood
London
SE25 4JG
Ward : **Woodside**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Proposal : Discharge of condition 5 (Delivery and Servicing Plan) attached to planning permission ref. 18/06049/FUL for Demolition of existing building and erection of a 5-storey building comprising 15 residential flats (6 x one bed, 8 x two bed and 1 x three bed) together with the provision of one disabled parking space, secure cycle parking, refuse storage, private and communal amenity space, associated landscaping and infrastructure works

Date Decision: 13.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01893/LP

Ward : Woodside

Location : 44 Birchanger Road
South Norwood
London
SE25 5BB

Type: LDC (Proposed) Operations edged

Proposal : Erection of roof extensions to rear roofslope and installation of three rooflights into front roofslope.

Date Decision: 20.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01930/NMA

Ward : West Thornton

Location : Clermont House
280 Thornton Road
Croydon
CR0 3FN

Type: Non-material amendment

Proposal : Non-Material Amendment (S96a) to Planning Permission ref. 18/03278/FUL for 'Demolition of existing buildings and erection of a part 3, part 4 storey building comprising 24 self-contained residential units, ancillary on-site car and cycle parking, refuse and recycling and landscaping'. Amendment seeks the installation of metal railing balustrades at second floor level, sloping of a parapet wall, and associated re-wording of Condition 18

Date Decision: 13.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/05290/DISC

Ward : West Thornton

Decisions (Ward Order) since last Planning Control Meeting as at: 26th June 2023

Location : 16 Donald Road
Croydon
CR0 3EP
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (Cycle and refuse) attached to planning permission 19/02863/FUL for Change of use from C4 Use Class small HMO (6 occupiers) to HMO Sui Generis (7 occupiers).

Date Decision: 12.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/01322/HSE
Location : 1 Colvin Road
Thornton Heath
CR7 6AB
Type: Householder Application
Ward : **West Thornton**

Proposal : Single-storey rear extension to infill gap between dwellinghouse and single-storey detached outbuilding, and alterations including replacement of garage door with a rendered wall and window opening

Date Decision: 22.06.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01579/LP
Location : 33 Rosecourt Road
Croydon
CR0 3BS
Type: LDC (Proposed) Operations edged
Ward : **West Thornton**

Proposal : Erection of rear dormer, installation of two rooflights on front roofslope and removal of the chimney.

Date Decision: 19.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01645/LP
Location : 248 Thornton Road
Croydon
CR0 3EU
Type: LDC (Proposed) Operations edged
Ward : **West Thornton**

Proposal : Alteration of roof from hip to gable end, erection of dormer with Juliet Balcony to rear roof slope and installation of two (2) rooflights to front roofslope.

Date Decision: 12.06.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02047/DISC

Ward : West Thornton

Location : Aviv House
797 London Road
Thornton Heath
CR7 6FJ

Type: Discharge of Conditions

Proposal : Discharge of condition 8 (noise assessment) of LPA ref: 18/06144/GPDO (Change of use from Class B1(a) (offices) to provide 101 studio flats (Class C3)).

Date Decision: 23.06.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02160/PDO

Ward : West Thornton

Location : Communication Station And Premises Roof
Level At 92 - 146 Mayday Road
Thornton Heath
CR7 7HL

Type: Observations on permitted development

Proposal : Notification under the Electronic Communications Code Regulations of the intention to remove and replace 3no. antennas and associated ancillary equipment and development thereto.

Date Decision: 22.06.23

No Objection

Level: Delegated Business Meeting

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