

# 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, 14 September 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  
8 Mint Walk, Croydon CR0 1EA

Tariq Aniemeka-Bailey  
020 8726 6000 x64109  
tariq.aniemeka-bailey@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 6 September 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](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

The agenda papers for all Council meetings are available on the Council website  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

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

## AGENDA – PART A

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting (Pages 5 - 18)**

To approve the minutes of the meeting held on Thursday, 18 May 2023 and Thursday, 8 June 2023 as accurate records.

**3. 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.

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

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

**5. Appointments**

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

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

**6.1 22/03825/FUL - 111 - 113 Brighton Road, South Croydon CR2 6EE (Pages 23 - 58)**

**ITEM WITHDRAWN**

Demolition of car dealership and erection of a part 3, part 4 storey building comprising 24 residential units with landscaping, public realm improvements, and associated works.

Ward: South Croydon

Recommendation: Grant permission

**6.2 22/00638/FUL - Hotel, 22 St Peter's Road, Croydon, CR0 1HD (Pages 59 - 80)**

Conversion of existing hotel to 6no. residential units including internal reconfiguration and external alterations and changes to boundary treatment, and construction of a detached three storey dwellinghouse on the site, facing Aberdeen Road.

Ward: South Croydon  
Recommendation: Grant permission

**7. Other planning matters (Pages 81 - 82)**

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

**7.1 Weekly Planning Decisions (Pages 83 - 234)**

Attached is the list of Delegated and Planning Committee/SubCommittee decisions taken between 24 July 2023 and 1 September 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

Meeting held on Thursday, 18 May 2023 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Clive Fraser (Vice-Chair);  
Councillors Ian Parker, Leila Ben-Hassel, Chris Clark, Sean Fitzsimons,  
Mark Johnson, Humayun Kabir, Joseph Lee and Luke Shortland

**Also Present:** Councillors Danielle Denton and Helen Redfern

**Apologies:** Councillors Simon Brew, Lara Fish, Mohammed Islam and Appu Srinivasan.

### PART A

9/23 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meetings held on 27 April 2023 be signed as a correct record

10/23 **Disclosure of Interest**

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

11/23 **Urgent Business (if any)**

The Committee was asked to consider discuss one item of Urgent Business, Political Balance Review and Appointments.

RESOLVED TO:

1. Review the representation of different political groups on the Planning SubCommittee.
2. Agree the allocation of seats on the Planning Sub-Committee, by applying the political balance rules, to the Conservative and Labour groups.
3. Appoint to the Planning Sub-Committee, in accordance with the wishes of the relevant political group, the 6 Members and 6 substitutes.

4. Note that the Planning Sub-Committee will appoint a Chair, Deputy-Chair (who will deputise in the absence of the Chair) and Vice-Chair when it next meets consistent with the arrangements agreed at the Annual Council Meeting for this Committee.

12/23     **Development presentations**

There were none.

13/23     **22/01580/PRE - Royal Russell School, Coombe Lane, Croydon, CR9 5BX**

Demolition of the existing Junior School and replacement on the same site with a new Junior School, associated outdoor areas and landscaping.

Ward: South Croydon

Neil Cufley, Howard Pye and Helen Kent attended to give a presentation and respond to Members' questions and issues raised for further consideration prior to submission of a planning application.

The main issues raised at this meeting were as follows:

**Principle of the Scale of the Development along the green belt**

- There was a belief that the proposal was special circumstance to build along the green belt as the school was an important education establishment in the area and the development would improve the facilities of the school and there would be more children educated locally.
- The local plan stated that the investment in school expansion should be supported.
- The viability of the school could be threatened if the expansion to the junior school was denied.
- There were concerns about a potential issue with traffic management given the proximity of the tram stop to the school entrance.
- Members felt as though the proposed development would provide a significant increase in the building's dimensions.
- There was a belief that the developers should look to mitigate the environmental impact of the construction work carried out on the site.
- The proposed development should add the green belt and the plan to increase the biodiversity in the area was encouraged.
- Members acknowledged that the school would open their grounds to the wider public once the development had been completed and asked for clarification on the activities that the school intended to host on their site.

### **Location, development and massing**

- Members were pleased with the massing of the proposed development, and they approved of the additional trees that would be introduced near the entrance of the site.

### **Design, appearance and materiality of the building**

- Members stated that they would prefer a more traditional design of red brick for school buildings.
- Members proposed the recycling of rainwater and asked the developers to make better use of their flat roof space.
- Members felt as though it was important to reflect the design of the main school building in the junior school design.
- However, it was also noted that trying to mimic the design of another building would be tough to execute and having the building be a complimentary colour to the main school building would be a clever alternative.
- There was some concern over the wood within the design of the building, the use of wood for the connection between the buildings was appreciated however the contrast between the wood and the colour of the building would not be as complimentary in future as the colour of the wood may change slightly.
- Members expressed concern at the lack of window space in the proposed development.
- Members felt that the design was quite bland and stated that a stronger colour would bring more life to the development.
- There was a belief that the pink tone of the building was too light and a darker colour would be more appropriate.
- However, it was also acknowledged that the site was located near woodland and a stronger darker red brick colour would not complement the surroundings.
- Members also noted that there was a lack of timber on site at present and they would appreciate the inclusion of wood on the development.
- Members noted that the chapel consisted of red brick with white bricks along the corners, and queried whether this design could be reflected within the design of the school building.

### **Landscape and Ecological Gain**

- There was a suggestion that the developer could introduce green walls which would allow the building to blend into the green belt, however this sentiment was not shared by all of the Members.
- Members suggested that the developers could implement a cluster of trees to give a mini forest appearance on the site.
- Members proposed that there be facilities for children to learn how to plant and harvest produce.
- Members felt as though there should be consideration to sensory approaches to the design to provide the children with different textures, colours, smells etc.

- There was the belief that more people would be able to enjoy the green belt as the proposed development would allow more children to attend the school.
- Members asked whether the developers could do more planting in the surrounding area of the site.

### **Other Matters**

- Members asked when the application was presented to the committee, would the applicant be able to evidence that because of the proposed development the school would be able to do more to help the more disadvantaged members of the community.
- Members queried whether developers would use local builders and whether the building supplies would be sourced locally.
- Members believed that there would be a high percentage of parents who would drive their children to the school and the increase in capacity of the school would result in more cars in the surrounding area.
- Members enquired whether the developer could introduce a more direct access path to the school.
- Members believed that the developers should explore the implementation of a travel plan.

Councillor Denton addressed the Committee with her view on the Pre-Application. The below gives a summary:

- There was sensitivity regarding the encroachment on the protected green belt land and there was a fundamental requirement to prevent urban sprawl.
- The site was located in the designated metropolitan green belt.
- The National Planning Policy Framework (NPPF) stated that plans should define boundaries clearly using physical features that were readily recognisable and unlikely to be permanent.
- She would expect the proposed development to not breach the existing permanent boundaries to protect the green belt land for future generations.
- The developer should be able to demonstrate that there were no other alternatives to contain the scheme within the existing footprint.
- Consideration should be given to the migratory of bats and developers should ensure that no undue harm or loss of habitat was caused by the soft felling of trees.
- Any removal of badger habitats should be resisted in the first instance.
- To facilitate the development three trees had been identified for removal. If this was explored, then officers should provide the percentage risk of losing mature specimen trees should they not take to their relocated designated areas.
- The scheme should choose an alternative palette of materials rather than light brick masonry.



- The choice of material palette should be chosen regardless of cost, should draw from the green belt setting and should not be too audacious in design.

14/23 **Planning applications for decision**

15/23 **22/04130/FUL - 34A, 34B And Rear Of 34 Arkwright Road, CR2 0LL**

Demolition of existing dwellinghouses at 34a and 34b Arkwright Road and the construction of 9 dwellinghouses 3-4 storeys in height together with associated parking, access and landscaping.

Ward: Sanderstead

The officer presented details of the planning application and in response to members' questions explained that:

- The properties on site would be dual rather than triple aspect.
- There had been a number of amendments to the application since it was last presented to the committee. There were minor amendments to relocate the cycle and the waste storage and there were also amendments to increase the distance between the detached and the terraced dwellings.
- Linear biodiversity included natural structures such as hedges.
- Highways officers have not detected any potential issues for larger refuse vehicles when accessing and egressing the site.
- Under building regulations all properties had to be M41, however if officers applied a condition, then when a developer applied for their building regulations, they would have to meet a higher standard within those regulations. Officers have pushed for a provision for units on the site to be M43 or M43 adaptable.
- Building control officers, either from the council or an improved inspector, would provide guidance on how the developer to create and M42 o M43 unit on the site.
- A management plan could be introduced to the areas with hedging and planting to prevent encroachment into the access path.
- The introduction of no parking signs and road markings to indicate no parking would prevent obstruction of the turning circle.
- Three trees at the front of the access road will be felled and another two further along the path.
- The access road was not designed for two vehicles to pass each other; however, the entrance was wide enough to allow a vehicle to wait as another passed by.
- The condition of the preoccupation, wildlife sensitive lighting design scheme could be extended to the pathway.

Patroulla Lorke spoke in objection to the application, James McConnell spoke in support of the application and the ward Member Councillor Helen Redfern

addressed the Committee with her view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- There was a concern about the number of people walking along the access road with no designated pathway area.
- Neighbouring properties would be overlooked by the proposed development.
- The proposed development was an improvement on the development form the previous application which was considered too bulky.
- The proposed development was unlikely to create a sense of community in future.
- There would be a number of windows overlooking the properties at 78 and 80 Ridge Langley impacting negatively on privacy.
- The development was too large for the size of the plot.
- The access road could not be widened sufficiently to service a development of this size.
- There were concerns about the number of parking spaces on the site especially given the PTAL rating of the area.
- The proposed development was too high and dense for the site.

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

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

The motion to refuse the application was proposed by Councillor Parker on the basis that the development was out of keeping with the character of the local area especially the lack of space between the terraced properties and the layout of the properties on the site; an overdevelopment by height, scale and massing and the potential overlooking onto neighbouring properties. This was seconded by Councillor Johnson.

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

The Committee RESOLVED to REFUSE the application for the development at 34A, 34B And Rear Of 34 Arkwright Road, CR2 0LL.

#### 16/23 **Items referred by Planning Sub-Committee**

There were none.

17/23 **Other planning matters**

There were none.

18/23 **Weekly Planning Decisions**

**RESOLVED** to note the weekly Planning decisions as contained within the report.

The meeting ended at 8.57 pm

**Signed:**

**Date:**

.....  
.....

This page is intentionally left blank

## Planning Committee

Meeting of held on Thursday, 8 June 2023 at 6.00 pm in Council Chamber, Town Hall,  
Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Clive Fraser (Vice-Chair);  
Councillors Lara Fish, Ian Parker, Simon Brew, Danielle Denton,  
Sean Fitzsimons, Mohammed Islam, Humayun Kabir and Appu Srinivasan

**Also Present:** Councillor Richard Chatterjee and Lynne Hale

**Apologies:** Councillor Mark Johnson and Humayun Kabir (Lateness)

### PART A

1/23 **Disclosure of Interest**

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

2/23 **Urgent Business (if any)**

There was none.

3/23 **Development presentations**

There were none.

4/23 **Planning applications for decision**

5/23 **22/00085/CONR - Ark Apartments, 54 Arkwright Road, South Croydon,  
CR2 0LL**

Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three-bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.

Ward: Sanderstead

*Councillor Humayun Kabir arrived at the Council Chamber at 6.18pm.*

The officer presented details of the planning application and in response to members' questions explained that:

- Officers had recommended a condition to improve the pathway to the bike storage and lighting does not need planning consent however if they felt as though an improvement could be made then it could be added as a condition.
- The guidance was that a 1.2m wide access pathway was provided for bikes. The access path on the site was between 85cm-1m wide which was just enough for a bike but it was not ideal.
- The pathway in the approved plan was wider than the pathway in the proposed development. The retaining wall was a lot slimmer which made the pathway wider.
- Officers put a condition on to provide step free access to both doors, three flats would then have step free access. The developer would have three months to implement the step free access to the flats.
- The lower ground floor gardens did not have access to the main rear garden. These were duplex flats. The London plan had an M42 standard which required 90% of new homes to have wheelchair accessible flats. This had been recommended as a condition by officers.
- Officers set out the differences between the previously approved application and the proposed development.

The committee clerk read out a written statement submitted by Mara Sturt-Penrose spoke in objection to the application, David Kemp spoke in support of the application and the ward Member Councillor Lynne Hale addressed the Committee with her view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- Refusal would not mean demolition as enforcement would have to be proportional.
- The principle of development of the site had been approved.
- The development was largely in keeping with the surrounding area.
- There were concerns about the headroom in the roof space and the width of the access path.
- The London plan had changed which is why some of the conditions in the proposed development were considered substandard.
- If the application was approved Members sought to enforce the several conditions such as improved lighting along the narrow pathway, the introduction of some landscaping at the front of the site and the enforcement of a maintenance plan for the landscaping on the site.

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

The motion to grant the application was taken to a vote and carried with nine Members voting in favour. The Committee RESOLVED to GRANT the application for the development at Ark Apartments, 54 Arkwright Road, South Croydon, CR2 0LL.

6/23

**22/05186/FUL - 176 and 178 Orchard Way, Croydon, CR0 7NN**

Demolition of existing dwellings, erection of four pairs of two storey 3- bed semi-detached dwellings with roof accommodation with car parking; formation of accesses onto Sloane Walk together with a new pavement; and provision of cycle, refuse stores and soft landscaping.

Ward: Shirley North

The officer presented details of the planning application and in response to members' questions explained that:

- The developer put together a comprehensive biodiversity report which was reviewed by the councils ecologists.
- Along the boundary there was space for 13 car parking spaces this was going to be reduced to 4. A parking stress survey found that the capacity was at 80% so there was room for more spaces to be implemented.
- All parking spaces will have electric charging provisions.
- There was a need for family accommodation which were 3 bedrooms or more.
- The parking stress had increased since the appeal decision from 71% to 80% but it was still below the 85% figure which officers would see as a trigger to investigate.
- Officers had suggested as a condition that the adoption and maintenance of the footpath would be taken on by the developer and the council.
- The width of the road was not changing and the footpath was within the boundary of the site.
- *Cllr Brews question during deliberation.*

Kate Hughes spoke in objection to the application, David James spoke in support of the application and the ward Member Councillor Richard Chatterjee addressed the Committee with his view on the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The application went to appeal and was dismissed. The site was right for development despite the proposal being out of keeping with the area.
- The proposed development consisted of high quality materials however this was at odds with the style of the other buildings in the area.
- The proposed development would provide an additional 8 family homes.

- There were concerns over parking stress and there was a poor PTAL rating in the area.
- The developer has met the required conditions after working in conjunction with the councils planning officers.
- There are potential issues with overlooking and carparking.
- The issues which had been raised by the residents had been dealt with by the planning inspector.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Kabir. This was seconded by Councillor Fish. The motion to grant the application was taken to a vote and carried with 10 Members voting in favour. The Committee RESOLVED to GRANT the application for the development at 176 and 178 Orchard Way, Croydon, CR0 7NN.

7/23

**22/03889/FUL - Land r/o 9 and 10 Fair oak Close**

Redevelopment of land to the rear of Nos. 9 and 10 Fair oak Close, Kenley CR8 5LJ to provide new residential accommodation (Use Class C3), comprising 3 pairs of two storey semi-detached dwellings (6 dwellings in total) with associated access road, landscaping, refuse storage, cycle and car parking provision (amended description).

Ward: Kenley

The officer presented details of the planning application and in response to members' questions explained that:

- There would be enough room for larger vehicles however they would have to reverse onto the site as there was not enough room for them to turn around.
- The fire strategy was designed so that a fire engine would not have to enter the site, they would use their 90ft hose. The 2.8m detailed in the report excludes the pedestrian walkway, there was also enough space for bin storage.
- The minimum width for an access road was 3.7m and the access road was wider than that however they would either have to reverse in or out of the site.
- There was a condition that was recommended to have a plan for bin collection.
- There would be an area marked out with an enclosure for the residents to leave their bins out on bin collection day.
- There was no policy requirement for the developer to provide a separate path for pedestrians from the waste storage.
- The waste collection operatives won't collect the waste if the bins were more than 20m from the street.
- There were no tpo's being lost in the proposed development, there were three category three trees and a hedge being lost.



David Gouldstone spoke in support of the application. After the speaker had finished, the committee began the deliberation, during which they raised the following points:

- The design of the development was similar to the design of the buildings in the surrounding area.
- 6 new family homes and 10 parking spaces were welcomed.
- There was a limited amount of overlooking.
- The access to the site was straightforward.
- The site was in an area with a lot of biodiversity.
- The developers had replicated the design of the other homes in the area to a certain degree.

The substantive motion to GRANT the application based on the officer's recommendation was proposed by Councillor Fish. This was seconded by Councillor Brew. The motion to grant the application was taken to a vote and carried with ten Members voting in favour. The Committee RESOLVED to GRANT the application for the development at Land r/o 9 and 10 Fair oak Close.

**8/23 Items referred by Planning Sub-Committee**

There were none.

**9/23 Other planning matters**

**RESOLVED** to note the weekly Planning decisions as contained within the report.

The meeting ended at 8.56pm

**Signed:**

**Date:**

.....  
.....

This page is intentionally left blank

## 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.

This page is intentionally left blank

**1 APPLICATION DETAILS**

Ref: 22/03825/FUL  
 Location: 111 - 113 Brighton Road, South Croydon CR2 6EE  
 Ward: South Croydon  
 Description: Demolition of car dealership and erection of a part 3, part 4 storey building comprising 24 residential units with landscaping, public realm improvements, and associated works  
 Drawing Nos: BRC-BPTW-05-00-DR-A-0101-C01; BRC-BPTW-07-00-DR-A-0112-C05; 2003-C05; 2004-C02; 1011-C05; 1012-C02; 1013-C03; 1014-C02; 1015-C02; 2031-C02; 2032-C05; 2033-C02; 2034-C02; 2221-C02; 2222-C02; 2223-C02; 2224-C02' NC21.673-P-200-D.  
 Applicant: Mr Button, Cambria Property Investments Ltd  
 Agent: Mr Leslie Short, Artisan PPS Ltd  
 Case Officer: Yvette Ralston

	Housing Mix				
	1b2p	2b3p	3b4p	3b5p	TOTAL
<b>Existing</b>					0
<b>Proposed</b> (Market Housing)	7	5	6	2	20
<b>Proposed</b> (First Homes)	2	1	1	0	4
<b>Totals</b>	9	6	7	2	<b>24</b>

Vehicle and Cycle Parking (London Plan Standards)	
<b>PTAL:</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
0 (apart from blue badge)	1 blue badge bay; 1 car club bay
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
43.5	46
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>
2	2

1.1 This application is being reported to committee because:

- Objections above the threshold in the Committee Consideration Criteria have been received
- Referral to committee by ward Councillor Denton

## 2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission subject to:
- 2.3 The prior completion of a legal agreement to secure the following planning obligations:
- a) Provision of 4 x First Homes on site.
  - b) Early and late stage review mechanisms.
  - c) Provision of an on-site car club bay. Developer responsible for set-up costs and membership fees for residents.
  - d) Sustainable Transport contributions of £36,000 (£1,500 per unit).
  - e) Removal of parking permits for prospective residents if a CPZ is implemented in the future.
  - f) Submission, implementation and monitoring of a Travel Plan
  - g) Air Quality Contribution of £2,400
  - h) Carbon Offsetting Contribution of £22,372
  - i) 'Be Seen' post-occupancy reporting of energy performance to the GLA
  - j) Local employment and training (construction phase) contribution of £17,500 (£2,500 per £1m of estimated capital construction costs) plus Local Employment and Training Strategy
  - b) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.4 That the Director of Planning and Sustainable Regeneration is delegated authority to negotiate the legal agreement indicated above.
- 2.5 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

### Conditions

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

#### Pre-commencement (including demolition)

- 3) Submission of Construction Management Plan including consideration of impacts on nearby Harris Park Academy
- 4) Submission of updated Fire Statement (reflecting the comments made by the Council's Building Control officer)
- 5) Submission of results of intrusive site investigation for contaminated land and a risk assessment and remediation strategy if required.
- 6) Submission of a Written Scheme of Investigation (WSI) for archaeology and a Stage 2 WSI if required.

#### Prior to above ground floor slab level

- 7) Submission of materials/details including external balustrades
- 8) Submission of Biodiversity Enhancement Strategy
- 9) Submission of final SUDS details including modelling for the green roof and rain garden and ownership of the SUDS



## 10) Submission of Piling Method Statement

### Pre-occupation

- 11) Submission of a validation report related to land contamination
- 12) Submission of final cycle and refuse storage details
- 13) Submission of landscaping plan including details of the communal outside space and play space, soft landscaping including planting of suitable maturity, and a landscape management plan
- 14) Submission of details of Secure by Design accreditation
- 15) Submission of lighting details for biodiversity and to avoid nuisance to neighbours
- 16) Submission of final refuse and cycle parking details

### Compliance

- 17) Compliance with a Delivery and Servicing Plan within Transport Assessment
- 18) In accordance with ecological appraisal recommendations
- 19) In accordance with the recommendations of the Noise Impact Assessment reports
- 20) Standard noise condition
- 21) Car parking and sightlines in accordance with plans, inclusion of EVCPs and no boundary treatments above 0.6m in sightlines
- 22) Delivery of 2 x M4(3) units and the remainder to be M4(2) accessible units.
- 23) Compliance with water efficiency requirements
- 24) Compliance with energy statement requirements
- 25) Compliance with recommendations of the Air Quality Assessment
- 26) Electric Vehicle Charging Point
- 27) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

## **Informatives**

- 1) Granted subject to a Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 4) Highways informative in relation to s278 and s38 works required
- 5) Compliance with Building/Fire Regulations
- 6) Construction Logistics Informative
- 7) Thames Water Informatives
- 8) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.6 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.

2.7 That if within 3 months of the committee meeting date, 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 Permission is sought for:

- Demolition of the building on the site (former car dealership) and erection of a part 3, part 4 storey building comprising 24 residential units including 4 First Homes.
- A car-free scheme is proposed, with the exception of 2 blue badge spaces, which is acceptable given the high PTAL (5).
- Communal amenity space is proposed within the site.
- Public realm improvements are proposed including a new pavement along Haling Road.

#### Amendments

3.2 The initial public consultation took place between 11 October 2022 and 3 November 2022.

3.3 The Council was not able to support the application as originally submitted and advised the applicant as such. Amended plans and supporting documents were prepared with a reduction in the height of the building from part 4, part 5 storeys to part 3, part 4 storeys, with a corresponding reduction in the number of units from 29 to 24.

3.4 Re-consultation on the revised plans took place between 10 May 2023 and 26 May 2023.



*Figure 1: Proposed CGI (Brighton Road)*

### **Site and Surroundings**

- 3.5 The application site is located on the east side of Brighton Road. The site currently comprises a single storey car dealership that has closed down and is surrounded by hoarding. The external area was previously used for parking cars for sale. There is a vehicle mechanic and an Esso garage adjacent to the north. Terraced residential dwellings are located to the south and east of the site. On the opposite side of Brighton Road to the west is the school playing fields of the Whitgift School. The wider area comprise a mix of uses including two storey residential properties and commercial uses. The topography of the site is flat.
- 3.6 The site is not located in a town centre, a designated employment area or an intensification area. Brighton Road is part of the Strategic Road network. It has a PTAL of 5 which is very good. There is a bus stop opposite the site. The site located is in flood zone 3 and is at medium/high risk of surface water flooding. There are no tree on the site or nearby.



Figure 2: Site location plan

## Planning Designations and Constraints

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

- PTAL: 5
- Brighton Road is a Borough Classified Road
- Flood Risk Zone: 3
- Surface water flood risk: high
- Archaeological Priority Area (APA)

## Planning History

3.8 There is no recent planning history on this site (within the last 10-15 years). There are various historic applications on this site for the display of signage / advertisements and elevational treatments to the car showroom which are not relevant to the current application and do not need to be listed here.

### Pre-application history

- 3.9 20/04015/PRE: Demolition of existing building and construction of new mixed use development comprising retail and 32 residential units.
- 3.10 21/02150/PRE: Demolition of vacant car dealership and erection of a 4-6 storey block comprising 28 units plus 4 townhouses (32 dwellings total), 7 car parking spaces and communal amenity space.
- 3.11 22/00025/PRE: Demolition of former car dealership and petrol filling kiosk, and erection of a 3-5 storey block comprising 28 flats and a replacement petrol filling kiosk, with associated landscaping.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The existing buildings and use aren't protected from demolition by the Local Plan.
- The proposed development of 24 residential units in this sustainable and well-connected urban location on an arterial route is acceptable.
- 15% affordable housing is proposed on site in the form of 4 x First Homes for first time buyers.

- The proposed building is of an appropriate scale, mass and height and a high quality design that would offer an enhancement to the streetscene.
- Landscaping, greening and a new pavement would be an enhancement to the public realm.
- No detrimental impacts on nearby heritage assets are identified.
- The proposed site layout and quality of accommodation internally and externally would be acceptable.
- Amenity impacts on neighbouring properties are found to be acceptable on balance.
- A car-free scheme, with the exception of a 1 car club space and 1 blue badge space on site, is policy compliant.
- A suitable surface water drainage scheme is proposed that would reduce flood risk on the site and elsewhere compared to the existing situation.
- Suitable planning obligations and conditions are recommended.

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

## **5 CONSULTATION RESPONSE**

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

5.2 The following were consulted regarding the application:

### **Spatial planning (design)**

5.3 Discussion provided in the report below.

### **Strategic Transport**

5.4 Strategic transport object to a car-free scheme in this location. This is discussed in the report.

### **Ecology**

5.5 No objection subject to conditions. Further detail is provided below.

### **Pollution Control**

5.6 Conditions/informatives are required in relation to the following:

- Control of pollution and noise from demolition and construction sites
- Submission of a Construction Logistics Plan
- Contaminated land condition – requiring an intrusive site investigation prior to commencement to clarify potential risks to the identified receptors, and assess the extent of made ground soils present at the site. Remedial works and a validation report must also be submitted.
- The Air Quality Assessment prepared by Redmore Environmental Ltd is satisfactory and the recommendations must be complied with.
- Noise Impact Assessments by KP Acoustics in relation to ambient noise levels and the domestic air source heat pump are satisfactory.
- Standard noise standards condition for living rooms and bedrooms to be attached.

- Noise from mechanical plants or other external fixed machinery should be 10dB below existing background noise levels
- External lighting should comply with Guidance Notes for the Reduction of Obtrusive Light GN01:2011 to avoid causing nuisance to local residents.
- Ultra-low NOx boiler must be installed (*Officer note: a gas boiler is not proposed*)
- Sound insulation within the floors or ceilings should as a minimum, meet the standard specified in The Building Regulations 2003 Approved Document E: Resistance to the Passage of Sound. (*Officer note: this is a building regs matter and will not be listed as a planning condition*).
- Delivery and Servicing Plan to be submitted by condition.

### **Lead Local Flood Authority (LLFA)**

5.7 Following the submission of additional information, no objection to the drainage strategy subject to the inclusion of an appropriate condition including the following details:

- Design and final modelling of the SUDS dimensions including green roofs and rain gardens, with supporting hydraulic calculations
- Details on ownership of the SuDS scheme

### **Thames Water**

- No objection subject to following the sequential approach for the disposal of surface water.
- Submission of a piling method statement as the proposed development is within 15m of a strategic sewer.
- Informative regarding minimising groundwater discharged to the public sewer to be included on any permission.
- Recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities to avoid oil-polluted discharges entering local watercourses.
- No objection in relation to the waste water network and sewage treatment works.
- There are water mains crossing or close to the site. If development is within 3m of a water mains, must check with Thames Water that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way.
- No objection in relation to water network and water treatment infrastructure capacity. Standard informative regarding water pressure to be attached.

### **Transport for London (TfL)**

- The introduction of a green buffer and new footway along the eastern and southern site frontages is welcomed in line with London plan policies T2 (Healthy Streets) and D8 (Public realm).
- The Active Travel Zone (ATZ) Assessment is welcomed. The Council is encouraged to secure improvements towards local walking / cycling infrastructure via the appropriate legal agreement, which would support the Healthy Streets approach and the Mayor's Vision Zero agenda.

*(Officer note: this will be secured through the Council's Sustainable Transport contribution required by way of S106 Agreement)*

- The level of cycle parking is policy compliant but the number of doors required to access the cycle stores exceeds the LCDS recommendation  
*(Officer note: there are 3 internal doors to access each cycle store. The LCDS states that there should be no more than 2 doors, however this is guidance rather than a policy requirement and if the doors are power-assisted (opened by fobs or keypads) then the number of doors is less important because they will not be awkward to pass through with a bike. Power-assisted can be required by condition.)*
- Car-free scheme welcomed. Only 1 disabled bay should be provided on site from the outset.  
*(Officer note: this has been amended. The second space will be used for the car-club bay).*
- Welcomes that all residents (except blue badge holders) will be ineligible to apply for parking permits for any future residents'-controlled parking zone. TfL would encourage the borough to implement a CPZ in this location.
- Deliveries can take place from Haling Road or Brighton Road outside of restricted times. Concern that the servicing trip generation has been underestimated.  
*(Officer note: clarification has been provided by the applicant. Trip generation is based on a survey for a nearby development that was occupied in 2020. The survey was undertaken during COVID when home deliveries were higher so it is likely that the 2-3 deliveries per day quoted in the report would be lower in reality. Also couriers work on an efficient basis and aim to deliver multiple parcels to the same building at the same time which reduces repeat deliveries to the same building).*
- Deliveries may need to be timed outside of peak hours and outside of school pick up/drop off times given the sites proximity to Harris Park Academy.  
*(Officer note: typical delivery time is 10 minutes and the peak time for deliveries is between 10am-2pm and after 7pm. Therefore, it is likely that the vast majority of deliveries will occur outside the school pick up and drop off hours. There are loading restrictions on Brighton Road as outlined in the report, and the development would only generate 2-3 trips per day. Therefore it is not considered necessary to place specific delivery restrictions on Haling Park road during school pick up/drop-off times.)*
- Draft Travel Plan welcomed. Funding for implementation and monitoring of the Travel plan should be secured by S106.

### **Historic England – Greater London Archaeological Advisory Service (GLAAS)**

- 5.8 The development could cause harm to archaeological remains and field evaluation is required to determine appropriate mitigation. A condition requiring submission of a Written Scheme of Investigation (WSI) is required. An associated informative is required.

### **Designing out Crime**

- 5.9 The scheme is suitable to achieve Secure by Design accreditation and this should be conditioned. Further information is required regarding:

- Whether there is an alleyway on the northern boundary where the proposed building abuts the petrol station.

- Clarification as to whether it will be possible for a person to climb onto the flat roof of the petrol station shop to gain access to the flats or amenity spaces on the north.
- The northern elevation could become a magnet for graffiti; measures should be taken to avoid this.
- There are some windows at ground floor level with no defensible space (railings or planting) around them so people could loiter. (*Officer note: this comment refers to the 29-unit scheme and in the current scheme there is defensible planting in front of all ground floor windows*).
- The decorative screen by the courtyard should either be robust enough to be a security measure or open enough for natural surveillance.
- Key fobs should be used to avoid tailgating at the main entrance lobby.
- Push pads cannot be used for the cycle store. Key fobs should be used.
- Visitor cycle parking should be at the front door rather than the courtyard.

## 6 LOCAL REPRESENTATION

6.1 A total of 16 neighbouring properties were initially notified about the application and invited to comment. The application was advertised in the Croydon Guardian (October 2022) and a site notice was displayed outside the site.

6.2 Following amendments, the application was advertised again in the Croydon Guardian (May 2023) and another site notice was displayed outside the site. During the re-consultation, 35 neighbouring properties (all those who were originally notified plus anyone who had commented previously) were notified about the amended plans and invited to comment.

6.3 Cllr Denton has objected to the scheme and referred it to committee on the following grounds:

- The proposed development would be detrimental by reason of scale, height, massing and density, it would be dominant in appearance and significantly alter the street scene and therefore conflict with policy DM10 of the Croydon Local Plan (2018)
- The scheme is likely to have a significant, detrimental impact on vehicular parking in the immediate roads. There is insufficient provision for off street parking within the proposed scheme which is contrary to policy DM30 of the Croydon Local Plan (2018)

6.4 The number of representations received from neighbours, local groups etc. in response to both rounds of public consultation were as follows:

No of individual responses: 25      Objecting: 24      Supporting: 1      Neutral: 0



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
<b>Scale and massing</b>	
<ul style="list-style-type: none"> <li>• Despite the reduction in size, the building will still tower above neighbouring houses</li> <li>• Removal of 1 storey does not go far enough</li> <li>• Too big, too tall, not in keeping</li> <li>• Will change the character of the area and the design is not sensitive to the predominantly Victorian suburban housing</li> <li>• The third floor parapet is high</li> <li>• The site is not large enough for 24 flats with associated amenity space etc</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>
<b>Impacts on neighbouring amenity</b>	
<ul style="list-style-type: none"> <li>• Loss of daylight and overlooking into neighbouring properties (16 &amp; 20 Haling Road)</li> <li>• Overlooking to school and properties on Haling park Road</li> <li>• Loss of light to 2 Helder Street, falling short of BRE guidance</li> <li>• Too close to petrol station and commercial premises</li> <li>• Would prejudice development of adjacent commercial/industrial site on Hayling Road due to the position of windows on the north and western elevations and open windows for ventilation would generate complaints about noise and prejudice the long term viability of the business.</li> <li>• Air pollution and noise pollution</li> </ul>	<ul style="list-style-type: none"> <li>• Addressed in the report</li> </ul>
<b>Transport and highways impacts</b>	
<ul style="list-style-type: none"> <li>• There should be on site car parking</li> <li>• Will exacerbate parking difficulties, congestion and crashes around Haling Road</li> <li>• Haling Road and Helder Road are already busy and are used as a cut through to the school and drivers park irresponsibly</li> <li>• Unless people moving in are banned from owning cars, there will be nowhere to park</li> </ul>	<ul style="list-style-type: none"> <li>• Car parking is addressed in this report</li> <li>• The updated TA says 12 cars would be generated. An on-site car-club space is proposed in lieu of 10 parking spaces, in addition to 1 blue badge parking space, resulting in likely demand for one</li> </ul>

<ul style="list-style-type: none"> <li>• The parking survey says that the development would generate 16 cars but that there are only 10 spaces in the vicinity</li> <li>• There is a School Street scheme in operation at the Harris Academy and an increase in vehicles will have negative impacts on air quality, noise and safety at the school</li> <li>• Proximity of the school is a concern. Is there a planned CTMP and Staff Travel Plan for the construction period to understand how it will impact on the pupils?</li> <li>• A daytime parking survey should also be provided.</li> </ul>	<p>additional on-street car parking space.</p> <ul style="list-style-type: none"> <li>• A Construction Traffic Management Plan will be required as part of the CLP by condition and this will need to consider the School Street.</li> <li>• The parking survey was done overnight when most residents are at home.</li> </ul>
<b>Quality of accommodation</b>	
<ul style="list-style-type: none"> <li>• Noise from petrol station</li> <li>• Access to cycle store difficult</li> <li>• Access to some balconies via bedrooms only</li> </ul>	<ul style="list-style-type: none"> <li>• Noise assessment has been carried out.</li> <li>• Access to balconies is via living rooms</li> </ul>
<b>Other matters</b>	
<ul style="list-style-type: none"> <li>• Noise, disruption and dust from demolition and construction</li> <li>• Insufficient local amenities to support new residents. Demand on local doctors, dentists, school and sewers</li> <li>• Suggest retail/commercial for ground floor</li> <li>• The river Bourne is in a culvert running under or near to Brighton Road and is coming under more pressure so flow levels should be monitored</li> <li>• Need houses for families, not flats</li> </ul>	<ul style="list-style-type: none"> <li>• To be addressed by the CLP condition.</li> <li>• A CIL contribution towards local infrastructure would be required in addition to a sustainable transport contribution.</li> <li>• The site is not in a town centre so commercial/retail is not required on the GF.</li> <li>• The LLFA &amp; Thames have raised no objection to the proposed drainage strategy.</li> <li>• 9 homes would be family sized with 3 bedrooms.</li> </ul>

Support

- Dove House is an eye sore and no longer financially viable as a car dealership so is in need of regeneration.
- The height is appropriate and in keeping with the surrounding area with top floor appropriately recessed

- Applicant will contribute affordable housing plus CIL and S106
- If the scheme is not approved the site will be left vacant

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

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

#### London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing quality and standards
- D7 Accessible housing
- D12 Fire Safety
- H1 Increasing housing supply
- H2 Small sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and mitigating transport impacts
- T5 cycling
- T6 car parking
- T6.1 Residential parking

#### Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- SP8 Transport and communications
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- Policy DM18: Heritage assets and conservation
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion

- DM30 Car and cycle parking in new development
- DM40 Kenley and Old Coulsdon

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

## **Planning Guidance**

### National Planning Policy Framework (NPPF)

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

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

### SPDs and SPGs

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

- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- Housing Design Standards LPG (2023)

## **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. Housing tenure and size mix
3. Design and impact on the character of the area
4. Quality of residential accommodation
5. Impact on neighbouring residential amenity
6. Trees, landscaping and biodiversity
7. Access, parking and highway impacts
8. Flood risk
9. Archaeology
10. Sustainability
11. Fire safety
12. Conclusions

## **Principle of development**

### Existing Use

- 8.2 The existing use on the site is a car dealership which is classified as a sui generis use. There is no policy protection for the car dealership and the site is not located within a town centre, so there is no requirement for re-provision of any commercial space on the site.

### New Homes

- 8.3 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036 alongside a “presumption in favour” of new housing. The London Plan requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year. The Croydon Local Plan also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year) and London Plan Policy H2 has a higher “small sites” target of 641 homes per year.
- 8.4 London Plan Policy H1 explains that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions. This applies especially to small sites (up to 0.25ha) including sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The site is labelled on the application form as 0.17ha and has a PTAL of 5 and is 800m walk to South Croydon station. The site is well connected and therefore falls within a location where residential intensification is encouraged in accordance with London Plan policy H1.

## **Housing tenure and size mix**

### Tenure

- 8.5 London Plan policy H4 and Local Plan policy SP2.4 set a strategic target for 50% of homes delivered across London and across Croydon to be genuinely affordable, subject to viability. The fast-track approach outlined in London Plan policy H5 applies where schemes provide 35% affordable housing on site and means that viability assessment is not required. If this is not achieved then the Viability Tested Route must be followed. In this application, the viability tested route has been followed in accordance with London Plan policy H5.
- 8.6 The applicant’s viability assessment dated September 2022 assesses the viability of providing affordable housing on site for the 29-unit scheme as originally submitted. The viability appraisal tests provision of either 1) 31% affordable housing on site comprising 6 x London Affordable Rent (LAR) and 3 x London Living Rent (LLR) units (NB. 31% has been tested because the fast track route is not being followed and Local Plan policy SP2.5 states that 30% is the minimum subject to viability); or 2) a fully market scheme. The findings are that both proposals would result in a deficit.
- 8.7 The applicant concludes that the 100% private scheme would result in a £3.63m deficit and the 31% affordable scheme would result in a £4.75m deficit. The Council also commissioned an independent review of the scheme’s viability. By comparison, the Council’s appraisal of the viability assessment finds a lower £2.27m deficit for the 100% private scheme and a £2.97m deficit for the 31% affordable scheme. The differences are due to the Council’s consultant concluding slightly lower build costs and applying

a reduced developers profit and a reduced finance rate, resulting in a marginally lower benchmark land value for the site. The overarching finding from both the applicant's consultant and Council's independent appraisal is that it is not viable to provide a policy compliant level of affordable housing on site.

- 8.8 When the scheme was reduced from 29 units to 24 units by the removal of 1 storey, the applicant was advised that it was not necessary to re-submit the viability assessment given that it had already been demonstrated that the larger scheme could not viably provide a policy compliant level of affordable housing and therefore the currently proposed smaller scheme would likely be even less viable.
- 8.9 Notwithstanding, Local Plan policy SP2.5 sets out a minimum of 15% affordable housing must be provided on site, along with a late stage review mechanism for additional affordable housing contributions up to 50% of overall provision. This requirement is not subject to viability. The applicant's Affordable Housing Statement outlines that, in order to achieve the 15% minimum requirement, provision of 11 habitable rooms (of a total 72) would need to be required as affordable housing. This would comprise 2 x 1-bed, 1 x 2-bed and 1 x 3-bed units.
- 8.10 The applicant has contacted 8 Registered Providers (RP) (para 4.8 of Local Plan policy SP2 states that a minimum of 3 must be contacted) offering the above 4 units. Responses from RPs outlined mainly that the scheme was too small or that they were seeking only grant funded opportunities. Following this, the applicant's preferred option was to provide a cash in lieu contribution instead of on-site affordable housing provision, however Officer outlined that this was only acceptable in exceptional circumstances and there were no such circumstances on this site.
- 8.11 The applicant therefore proposes 4 x First Homes on the ground floor of the scheme comprising 2 x 1-bed, 1 x 2-bed and 1 x 3-bed units (units 1, 3, 4 and 5). First Homes are discounted market sale homes that must be discounted by a minimum of 30% against the market value. They may only be sold to people who meet eligibility criteria including being a first time buyer and having a household income below a certain threshold (a combined annual household income not £90,000 in Greater London in the tax year immediately preceding the year of purchase), and the discount must be retained on the home in perpetuity. First Homes must have a first sale price no higher than £420K in Greater London. The Government's guidance states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The benefit of First Homes on a development proposal such as this one is that no Registered Provider is required to manage them, which addresses the lack of take-up from RPs in this case.
- 8.12 Local Plan policy SP2.4 outlines that the Council seeks to achieve a 60:40 ratio between affordable rented homes and intermediate homes. The proposal for 4 x First Homes would represent a 100% intermediate tenure. This tenure split is, however 'sought' rather than 'required' by policy, and it has been demonstrated within the viability assessment and Affordable Housing Statement that a lower cost unit mix would not be viable. Further, London Plan policy H5 and Local Plan policy SP2.5 require early and late stage review mechanisms for viability tested schemes. Therefore, review mechanisms will be entered into as part of the S106 Agreement for the remaining affordable housing up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units.

8.13 Given the findings of the viability assessment and the evidenced attempts made by the applicant to secure an RP for the site, the provision of 4 First Homes on the site, representing 15% provision, is considered acceptable in compliance with Local Plan Policy SP2 and London Plan Policies H4 and H5.

### Unit size mix

8.14 Local Plan policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to ensure that the borough's need for family sized units is met. Policy DM1.1 requires that in urban areas of high PTAL (such as the application site) 40% of homes delivered on major sites have 3 or more bedrooms. The proposal is for 7 x 3b4p, 2 x 3b5p, 6 x 2b3p and 9 x 1b2p units which comprises 37.5% 3-bed units overall. This falls just short of the 40% target however is considered acceptable when balanced against other material planning considerations discussed throughout this report and when considered against London Plan policy H10 which encourages a mix of unit sizes and states that a higher proportion of 1- and 2-bed units are generally more appropriate in locations close to a town centre or with a high PTAL.

### **Design and impact on the character of the area**

8.15 The existing building on the site is a vacant car dealership in a single storey, utilitarian warehouse-style building. It does not hold any specific architectural or historic merit and there is no objection to the demolition of the building and redevelopment of the site for an alternative use.

8.16 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. Proposals should respect the development pattern, layout and siting; the scale, height, massing, and density; and the appearance, existing materials and built and natural features of the surrounding area. 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.

8.17 The proposal is for an H-shaped building which is predominantly 3 storeys (with the top floor being set back from 2-storey elevations), and a 4 storey element (again with the top floor set back) fronting Brighton Road.



### **Proposed Site Elevation - West**

1 : 500

8.18 The front elevation of the part of the building fronting Brighton Road would be approximately 2m higher than the ridge line of the neighbouring dwellings to the south

(number 117) measured to the top of the parapet. The top storey is set in from the Haling Road boundary by 3m and from the Brighton Road boundary by 2m. These substantial setbacks mean that the increase in height would not appear overbearing to the street in either direction. The reduced height at the rear (3 storeys, set back behind 2-storey elevations) ensures that the mass of the building respects the smaller scale 2-storey Victorian terraced dwellings facing the site on Haling Road. The height of the building at the rear would be roughly the same height as the ridge line of the Haling Road houses (numbers 15 to 26) measured to the top of the second storey parapet. The top storey would be set in by approximately 2m on both sides to be avoid being overbearing. The entire building was reduced in height by 1 storey during the assessment of the application (and subject to the appropriate public re-consultation). The proposed building heights are considered to be acceptable in townscape terms, responding to both the urban context of Brighton Road as an arterial route and the residential context of the terrace buildings to the south and east.

- 8.19 The footprint and layout of the building has been designed to respect the development pattern of the area.
- 8.20 The overall footprint would be set back from the site boundary, allowing the introduction of a new public pavement along Haling Road where currently there is not one. This constitutes a public benefit of the scheme. The proposed pavement would run along 1.4-1.9m wide, providing access along 2 sides of the building on Haling Road. The pavement would be entirely within the site, so it would not reduce the amount of carriageway, and would improve highway safety.
- 8.21 The ground floor of the building would sit 1.5m to 2.4 behind the pavement on the south and west elevations, and around 2.8-2.9m from the kerb of the new pavement on the east side, allowing defensible space for the new units and ensuring that the building mass is not overbearing to the pavement. The H-shaped building enables provision of ground floor amenity space for new residents and enables maximum provision of dual aspect dwellings, discussed later. The flat roof is appropriate given the urban nature of the location. This also enables biodiversity enhancements on the site by way of a green roof and provision of sustainable features such as solar panels and an air source heat pump on the flat roof.
- 8.22 The site is situated opposite the grounds of the Whitgift School where there are 2 x grade 2 listed structures (Haling Cottage and a War Memorial) and a locally listed building (80 Brighton Road which is a 19<sup>th</sup> century Villa). Local Plan policy DM18 states that development proposals that affect heritage assets will only be permitted if 1) their significance is preserved or enhanced; and 2) they enhance the setting or have no impact on the existing setting of the heritage asset. There would be no direct impact on any of the heritage assets. The Heritage Statement submitted assesses the impact of the proposed building on the setting and significance of the 2 listed buildings and the locally-listed building opposite. The designated heritage assets are located 230m (Haling Cottage) and 250m (War Memorial) away from the site and both are obscured from the development site by other similarly scaled buildings and/or well-established landscaping. It is concluded that no material visual impact on the heritage significance and special architectural or historic interest of either heritage asset.
- 8.23 The locally listed building at 80 Brighton Road is located 80m from the application site. It is concluded that the proposal would have no impact on this asset. The conclusions of the Heritage Statement are accepted by the Council's Conservation Officer. The



proposed mass and scale of the building is considered to be acceptable in townscape terms and in heritage terms.

8.24 In terms of the wider site layout, the main entrance to the building would be on Brighton Road, maintaining an active frontage here. It has been discussed with the applicant that public art will be incorporated into this area in accordance with Local Plan policy DM14. A side entrance would be available on Haling Road (south) adjacent to the amenity space. The amenity space would be screened from Haling Road by a decorative metal screen, allowing a visual link through to the communal courtyard and an improvement to the Haling Road streetscene, but also maintain some privacy for residents. The design of this screen will be required to be approved by a planning condition to ensure it achieve secured by design objectives. Flat pedestrian paths are proposed within the site for residents. Ground floor flats would have their own front doors and defensive planting is proposed on the ground floor, predominantly around the Haling Road (south) frontage which, along with the new pavement, would be a visual enhancement to the street. Access to the 2 x car parking spaces on the site (discussed below) and to the bin store would be at the rear from Haling Road (west).

8.25 In terms of materials, the proposal is for a mixture of darker red/brown/beige bricks at the ground floor with lighter brown/beige bricks for the upper floors. The entrance point would be emphasised as a focal point by use of red bricks. Feature bricks panels are proposed on the north elevation (facing the petrol filling station) and on the frontage to offer some interest to the facades. Soldier courses are proposed along parapets and above windows and balconies. Windows would be grey/beige aluminium and the balcony balustrades would be grey/beige metal. The balconies would be inset within the facades providing a good balance of privacy and openness and avoiding the need for retrofitted screens to the balustrades. The proposed materials are contextually appropriate in this mixed area and the building would sit appropriately within the streetscene. Final details of materials would be required by condition to ensure they are high quality.

### Quality of residential accommodation

8.26 The National Design Guide states that well-designed homes should be functional, accessible and sustainable. London Plan policy D6 states that housing developments should be of a high quality and provide adequately sized rooms with comfortable and functional layouts. It sets out minimum Gross Internal Area (GIA) standards for new residential developments and requires that 75% of the GIA of each dwelling has a floor to ceiling height of over 2.5m. Local Plan policy DM10.4 and London Plan policy D6 set out the standards for external private amenity space which is for 5sqm per 1-2 person unit and an extra 1sqm per occupant thereafter.

8.27 The table below summarises the assessment of the internal and external spaces of the proposed new dwellings against London Plan policy D6.

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 *A	3b4p	91	74	12	8	5.3	
2	1b2p	55.7	50	40	5	3.2	1.5
3 <sup>A</sup>	1b2p	58.3	50	33	5	3.5	1.5
4 <sup>A</sup>	2b3p	67.2	61	12	6	6	2

5 <sup>*A</sup>	1b2p	61.2	50	17	5	4.4	1.5
6	3b4p	78.3	74	7.2	7	3	2
7	2b3p	62.2	61	6.2	6	2.6	2
8	3b4p	77.7	74	7.1	7	3	2
9	1b2p	55.7	50	8.9	5	3.2	1.5
10	1b2p	61.7	50	8.4	5	2	1.5
11	2b3p	65.5	61	7.1	7	2.3	2
12	3b4p	82.5	74	7.4	7	2.8	2
13	1b2p	54.3	50	6.8	5	2.8	1.5
14	2b3p	67.3	61	7.2	6	2.6	2
15	3b4p	84.6	74	22.1	7	3.5	2
16	3b4p	84.6	74	33.7	7	7	2
17	1b2p	55.7	50	8.9	5	3.5	1.5
18	1b2p	61.7	50	8.4	5	2	1.5
19	2b3p	68	61	7.1	6	2.5	2
20	3b4p	82.5	74	7.4	7	3	2
21	1b2p	54.3	50	6.8	6	2.8	1.5
22	2b3p	67.3	61	7.4	7	2.4	2
23	3b5p	107.5	86	19.1	8	4.5	2.5
24	3b5p	126.1	86	52.2	8	6.2	2.5

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

\* These are the M4(3) units.

<sup>A</sup> These are the First Homes

8.28 All of the units comply with the nationally described space standards and have sensible layouts including entrance hallways and a policy compliant amount of storage space. Ground floor units have their own front doors, which is encouraged by the Housing Design Standards LPG as this increases activity in the street. Hedging is proposed as defensible space in front of ground floor windows along Haling Road. Upper floor units are accessed via 2 cores, each of which would have a lift. The cores would not have natural light but would only serve 4 or 5 flats per floor.

8.29 All proposed units would have a policy compliant level of private amenity space. The ground floor units would have terraces or gardens and the upper floor units would have inset balconies and the top floor flats would utilise the terraces created by the inset of the top storey.

#### Internal daylight and sunlight

8.30 21 of the 24 units would be dual aspect and 3 would be single aspect. The single aspect units are units 7 and 13 on the first floor and unit 21 on the second floor (which would each have a wide frontage and 4 windows/glazed doors for good sunlight/daylight). London Plan policy D6 states that single aspect dwellings should only be provided where it is considered an appropriate design solution to optimise site capacity and where it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating. The 3 single aspect units are the smaller 1b2p units and are either east or west facing so would be less likely to overheat or receive reduced daylight than if they were south or north facing.

8.31 An internal daylight report has been submitted which tests the natural daylight and sunlight levels in each of the habitable rooms of the flats. The illuminance method for daylight recommends that for at least 50% of the assessment points in the room for at least half of the daylight hours, bedrooms should receive median illuminance of 100

lux, living rooms should receive 150 lux and kitchens should receive 200 lux. With regards to the aforementioned single aspect units, the median lux in the LKD of unit 7 would be 109 and 33% of the LKD would meet the target lux of 200, which fails the test. The bedroom would comply. In unit 13, the median lux in the LKD would be 199 and 49% of the LKD would meet the target lux of 200, which fails the test only marginally. Unit 21 would comply with the target for daylighting.

- 8.32 In terms of the other units within the proposed development, a total of 55 habitable rooms (of a total of 72) would comply with the BRE lux guidance (76%). The units that do not meet the requirements tend to be the ground floor flats that have outlook/ access via the courtyard. For example units 2 and 3 on the ground floor of the development (in the central part of the H-shaped footprint) are both dual aspect 1b2p units with large private gardens, but would both fail the daylighting test. On balance, despite the relatively minor shortfalls in internal daylighting to a small number of units, the quality of internal accommodation is otherwise high quality with sensible layouts, well-proportioned rooms, dual aspect, a small number of homes per core, and well-designed amenity spaces, and therefore on-balance considered to be acceptable.

#### Accessibility

- 8.33 London Plan policy D7 requires 10% of new-build housing to be M4(3) 'wheelchair user dwellings' and the remainder M4(2) 'accessible and adaptable'. The proposal includes 2 x M4(3) units comprising units 1 (3b4p) and 5 (1b2p) on the ground floor. These are marked on the plans and include appropriate features including wheelchair storage space. They each have private front entrances and it would be possible to access both units in a step-free manner directly from the on-site blue badge car parking space.
- 8.34 For all units, step free access to the facilities of the site including the internal bin store and cycle store on the ground floor and the courtyard communal amenity space would be possible, as well as the rooftop amenity space via the lift. Details are acceptable and a compliance condition would be attached to ensure that the 2 units are provided to M4(3) standards and all others to M4(2) standards.

#### Overheating

- 8.35 London Plan policy D6 requires that the design of developments avoids overheating. London Plan Policy SI4 states that major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy.
- 8.36 An Overheating Assessment has been submitted to assess the risk of overheating in the proposed flats. In accordance with the cooling hierarchy, heat entering the building will be minimised by use of highly insulated walls, solar control glazing and building design, such as balcony projections providing shade to the floors below. Surrounding buildings will also provide shade, particularly to lower floors. Internal heat generation would be minimised by use of highly efficient LED lighting and insulating pipes that form part of the communal heating system. Passive ventilation will be provided internally by open-able windows. Mechanical ventilation will be available by use of a Mechanical Ventilation with Heat Recovery (MVHR) system to allow ventilation in rooms such as bathrooms or when windows are closed. No active cooling system is proposed.

- 8.37 The overheating assessment tests a selection of 13 units taken from across all floors which are most likely to overheat including south facing, single aspect and 3-bed units. 3 different scenarios are tested for different types of hot summers. Under the DSY1 scenario (moderately warm summer based on high emissions), which is the weather file recommended to be used, all units would pass the overheating test. Under the DSY2 and DSY3 scenarios (which represent more extreme heat), some units would fail to meet the requirements for night time temperatures inside, however this is common in London due to the urban heat island effect. The analysis explains that rare weather events, there will be some hours where internal temperatures are above 26 degrees at night (having heated up during the day), but that the majority of these will occur between 10pm and 12am, rather than between 12am and 7am, and therefore are unlikely to have a significant impact on sleep patterns. This is largely because the thermal mass of the building, which reduces the amount of heat entering the building, also means that it is slower to cool down at night time. In any case, the DSY2 and DSY3 scenarios are rare weather events that are not representative of a typical or common summer and are unlikely to occur regularly. Notably, the Overheating assessment has not included the use of blinds for shading, and has assumed that windows will only open 20 degrees; there is potential for improvements to these and other measures in future to relieve overheating during rare heatwaves. The noise assessment (see below) has confirmed that due to the proposed mechanical ventilation, opening windows would only be required occasionally and as a result an acceptable noise environment for residents would be achieved.
- 8.38 The report has been reviewed by the Council's Sustainability Officer who has raised no objection.

#### Noise

- 8.39 Acoustic reports have been submitted to establish the current ambient noise levels on the site and assess the suitability of the site for residential development. The impact of vibration originating from the nearby railway line has also been considered. It is concluded that internal noise levels for all residential areas of the development would fall within a range commensurate to BS8233. No further mitigation is required to protect the proposed habitable spaces from external noise intrusion. Levels of vibration from the railway are concluded to be below the threshold of human perception, in accordance with BS6472: 2008.
- 8.40 An assessment of the noise proposed to be generated by the Air Source Heat Pump on the roof of the building has also been undertaken to assess the impact it would have on the closest windows on the top floor of the proposed development. It is concluded that, provided a plant enclosure and anti-vibration mounts are provided around the ASHP on the rooftop, the noise emissions from the plant would comply with the most stringent recommendations of BS8233.
- 8.41 The documents have been reviewed by the Council's Environmental Health Officer who has found them to be satisfactory. A condition would be attached to ensure compliance with the recommendations of both Noise Impact reports.

#### Communal amenity space and play space

- 8.42 Local Plan policy DM10.5 requires provision of high quality communal outdoor amenity space within flatted schemes that is designed to be flexible, multifunctional, accessible, and inclusive. 2 areas of dedicated communal amenity space are proposed within the

development including a 100sqm area on the ground floor, adjoining Haling Road but separated with a decorative panel and hedging, and a roof top space of 115sqm accessed from core 2. Both spaces can be accessed by all residents. Both amenity spaces include planting, seating and play elements, the details of which would be finalised by condition.

- 8.43 London Plan policy S4 and Local Plan policy DM10.4d require provision of 10sqm of play space per child. The GLA population yield calculator estimates that provision of 24 units comprising a mix of private market and intermediate tenure (First Homes) in a PTAL 5 location would generate approximately 6.6 children and a requirement for 66sqm of children's play space. In this scheme, the play space is incorporated within the communal amenity space, which is considered to be the best use of the available space. The proposal includes a total of 215sqm of communal amenity space, which enables sufficient space for incorporation of 66sqm of children's play space.
- 8.44 A landscaping plan is provided which shows an indicative layout for the communal amenity space and play space but final details will be required by condition to ensure the quality of the seating and play equipment is high.

### **Impact on neighbouring residential amenity**

- 8.45 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. The closest neighbouring properties are 117 Brighton Road and 26 Haling Road to the south, and 15-22 Haling Road to the east.

#### 117 Brighton Road

- 8.46 The property at 117 Brighton Road has been split into 3 flats (2 at ground floor and 1 at first floor). It has a deep rear extension that extends down Haling Road. There are habitable windows proposed on the south elevation of the proposed building, however the separation distance across Haling Road from the side elevation of the proposed building to the side elevation of number 117 is 11m across the public highway. Overlooking may be possible but this would be at a distance, across the public highway, which does not raise amenity concerns.
- 8.47 The Daylight and Sunlight Assessment assesses the impact of the development on the windows of 117 Brighton Road. The Vertical Sky Component (VSC) test has been undertaken, which measures the amount of direct daylight reaching the centre of the windows. Guidance states that impacts comply with BRE guidelines if either 27% VSC in the proposed condition is achieved, or 0.8 (-20%) times the existing values is demonstrated.
- 8.48 The rear ground floor flat (flat 2) would receive a reduction in daylight to its living room windows, but only marginally beyond the guidelines, retaining 75% and 77% of their existing VSC against a target of 80%. The front ground floor flat (flat 3) would receive a marginal reduction in daylight to its dining room, retaining 71% of its existing VSC against a target of 80%. There are other windows which are shown within the Daylight and Sunlight Assessment to breach BRE guidance however having reviewed the plans for the flats, these openings are solid front doors rather than windows (e.g. W2/R1 and W6/R3) so impacts would not be noticeable. At first floor level, flat 1 would also receive marginal reductions in daylight to the back bedroom and kitchen which would both

retain 73% to 78% of their existing VSC, and 1 window of the front bedroom would receive a marginal reduction (retaining 72%) but has another window that retains 94%. All 3 flats have alternative outlook either to the front or the back.

- 8.49 In addition, the daylight distribution (DD) test (or 'no skyline' test) was undertaken for the flats. This assesses the points within a room that cannot see the sky. If, as a result of the proposed development, the area of the room that cannot see the sky is reduced to less than 0.8 times its former value, this would be noticeable to occupants. The DD test find that 4 'rooms' (R2, R3, R4 and R5) on the ground floor would retain less than 0.8 times their former value in terms of sky visibility and would therefore breach the BRE guidelines for DD. However, based on the latest layout plans for 117 Brighton Road, R2, R3 and R4 are front doors or hallways and R5 is a dining room. These breaches are consistent with the findings of the VSC test described above and would not warrant refusal of the application.
- 8.50 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) test was undertaken in accordance with BRE guidelines. This measures habitable rooms facing within 90 degrees of due south and they should receive a minimum of 25% of the total available sunshine hours and 5% during the winter months. All windows tested would continue to comply with BRE guidelines for sunlight.
- 8.51 The daylight and sunlight impacts on 117 Brighton Road are concluded to be relatively minor overall and on balance acceptable.

#### 26 Haling Road

- 8.52 26 Haling Road is split into 2 flats. There is only 1 small side window facing the application site and some rear windows that are also in proximity and have been assessed for daylight and sunlight impacts. There are no breaches of BRE guidelines in terms of daylight (VSC and DD) or sunlight (APSH) on any of the windows tested and therefore no noticeable daylight or sunlight impacts on this property.

#### 15-25 Haling Road

- 8.53 15-25 Haling Road is a row of 2-storey terraced properties to the east of the application site. Impacts on these houses in terms of amenity and character have been discussed throughout the pre-application and application process and the building on the application site has been reduced at the rear (east) to 2-storeys with a set back third to respect the scale of these properties. The elevation to elevation separation distance between the buildings would be approximately 15m across the public highway, which is broadly the same as the existing separation.
- 8.54 The daylight and sunlight assessment demonstrates that all windows facing the application site at ground and first floor level would retain between 86% and 100% of their existing VSC following the proposed development, demonstrating no breach of BRE guidelines. When the DD test is undertaken, there are 2 windows within the ground floor of 17 Haling Road (kitchen/dining room – assessed as 2 rooms but plans show this is 1 room) and 1 room within the ground floor of 18 Haling Road (living room) which would breach the BRE guidelines. The windows within number 17 would retain 67% to 69% of their former sky visibility (against a target of 80%) and the window within number 18 would retain 74% of its former sky visibility. These relatively minor breaches of BRE guidelines for daylight distribution would not warrant refusal of the application

8.55 In terms of sunlight, all windows would continue to comply with APSH requirements for sunlight hours, so there is no breach of BRE guidelines.

#### Other nearby properties

8.56 The daylight and sunlight assessment has also tested daylight and sunlight impacts on other nearby properties including 1-6 Helder Street to the southeast of the application site. These properties are further from the site and the assessment shows no breach of BRE guidelines for daylight or sunlight.

8.57 At 80 Brighton Road, which is the locally listed building opposite the site within the grounds of the Whitgift School, the daylight and sunlight assessment demonstrates that all windows facing the application site at ground and first floor level would retain between 91% and 100% of their existing VSC following the proposed development, demonstrating no breach of BRE guidelines and no noticeable daylight impacts to this property.

8.58 The proposed building has been designed to avoid prejudicing future development on the site to the north which is currently occupied by a vehicle repair shop and petrol station. The north elevation of the proposed building does not have windows in proximity to the site boundary, but there are some north facing habitable windows at first and second floor level within the central part of the H-shaped building, but these are set back by 8m from the site boundary and the balconies are on the opposite side of the building. This is considered to be an acceptable balance between ensuring good quality accommodation on the site and avoiding prejudicing future development.

#### Summary

8.59 In assessing daylight impacts, 2 separate BRE tests have been undertaken: the Vertical Sky Component (VSC) and the Daylight Distribution (DD) tests. The overarching conclusion for daylight is that 92% of windows tested (111 of 121 windows in 25 properties) in proximity to the application would comply with the VSC test and 92% of rooms tested (66 of 72 rooms in 25 properties) in proximity to the application site would continue to comply with the DD test. The daylight impacts are within the side facing windows/rooms of 117 Brighton Road, but as outlined, some of these windows tested are in reality front doors, some rooms are non-habitable and other breaches are marginal; and to the front rooms of 17 and 18 Haling Road, however these breaches are relatively marginal and these windows/rooms only fail the DD test whilst still complying with the VSC test. There are no breaches of BRE guidelines in terms of sunlight.

8.60 The height of the building has been reduced by a storey during the assessment of the application and the amenity impacts are considered to be acceptable when balanced against the need to make best use of the site and the benefits of the proposed scheme in terms of provision of new housing including affordable housing and other public benefits.

#### **Trees, landscaping and biodiversity**

##### Trees and landscaping

8.61 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. London Plan policy G5 requires

submission of an Urban Greening Factor (UGF) to demonstrate the amount of greening proposed as part of new major developments. The target score is 0.4 for residential schemes.

8.62 There are no trees or greenery on the application site currently. The applicant was encouraged to seek opportunities to enhance the greenery and biodiversity value of the site and to improve the public realm, and this advice has been taken on board. A Landscaping Plan has been submitted outlining the broad landscaping approach for the site. A green buffer within raised planters is proposed around the edge of the building on the south, west and east boundaries, behind the new/existing pavement. A total of 10 new trees are proposed. This would provide an enhancement to the appearance of the site for all passers-by. A ground level external amenity space is proposed on the south side of the building comprising grass, a rain garden and a hard landscaped spiral formation, along with extensive green roofs on the west and east blocks, and an accessible decked roof in the centre, with play equipment and seating space. Climbing ivy is proposed on fences. The scheme would achieve a UGF score of 0.4 which is policy compliant and there would be a net increase in green cover and trees across the site. Final details would be secured by condition.

### Ecology

8.63 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. A Preliminary Ecological Assessment (PEA) has been submitted. Surveys were carried out on 11 August 2021. No evidence of bats was identified so the building was classified as having negligible potential for roosting bats. A single pigeon nest was identified in the roof soffit of the building so it is advised that demolition of the building must take place outside of bird nesting season (to be required by condition by compliance with the PEA). The site was not considered suitable for other protected species including badgers, dormice, great crested newts, barn owls, water voles, otters and hedgehogs. The proposed development is not considered likely to cause any adverse impacts on local designated sites or priority habitats.

8.64 London Plan policy G6 also requires developments to secure a net biodiversity gain. Ecological enhancements are proposed including bat boxes, use of native species within areas of new planting, nest boxes for birds, green roofs and walls for habitat opportunities. It is also advised that any lighting scheme will need to consider bats in the area; a condition will be attached requiring submission of a bat-sensitive lighting scheme.

8.65 The PEA has been reviewed by the Council's Ecology Consultant who has raised no objection subject to conditions requiring compliance with the recommendations of the PEA, submission of a Biodiversity Enhancement Strategy and a Wildlife Sensitive Lighting Design Scheme.

### **Access, parking and highway**

8.66 The site has a Public Transport Accessibility Level (PTAL) of 5 which indicates very good access to public transport. The site is on a major road and is well connected to public transport. There are bus stops directly opposite the site (northbound) and approximately 140m to the south (southbound) served by the 60, 166 and 312 buses which are frequent services. South Croydon railway station is approximately 800m walking distance to the northeast.



## Car parking

- 8.67 London Plan policy T6.1 states that in all areas of PTAL 5, schemes should be car free. This is the approach that has been taken on the application site, with the exception of 1 blue badge parking space and 1 car club bay (2 spaces in total) and is a policy-compliant approach. TfL support the car-free nature of the scheme however the Council's Strategic Transport Team has raised an objection because there is known to be high parking stress in the area and there is no Controlled Parking Zone (CPZ) in place meaning that the Council cannot stop people parking.
- 8.68 Car ownership data in the area has been analysed. The analysis is based on the 2011 census so is fairly out of date however offers a useful starting point. In the LSOA area, car ownership for flats is 0.52 cars per dwelling and for affordable dwellings it is 0.5 cars per dwelling. Further assessment is undertaken within the Transport Statement however in summary, based on these averages, it is assumed that car ownership would be approximately 0.5 cars per dwelling, equating to 12 cars overall.
- 8.69 The applicant has undertaken a parking stress survey in accordance with the Lambeth Methodology. The Council's Strategic Transport Officer has raised some concerns with some elements of the submitted parking surveys, however any amendments to the reporting would not alter the overarching findings or the on-balance assessment made in this section of this report. The surveys were carried out on Wednesday 28 April and Thursday 29 April 2021 between 12:30am and 05:30am within 200m of the site on areas of unrestricted road, when most residents are assumed to be at home and cars parked. Average parking stress within local roads was found to be 84% which is high. Practical capacity (which is when the street is considered almost "fully parked") is generally considered to be 85%. A total of 10 unoccupied spaces were identified until 'full capacity' (100%) is reached. This means there is very limited space for overspill car parking in the area. There is also no CPZ in the area. It is for this reason that the Council's Strategic Transport Officer objects to the provision of a car free scheme in this location. A recent consultation amongst residents was undertaken and residents voted against a CPZ in this area. This means that one hand there is very low likelihood of introducing a CPZ soon, however on the other hand the residents have been consulted and chosen to accept the existing high level of parking stress instead of introducing controls to reduce parking stress.
- 8.70 However, London Plan policy T6C is clear that '*An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets*'. Therefore, the absence of a CPZ should not weigh against the provision of a policy-compliant car free scheme on this site. Accordingly, TfL have encouraged the Council in their consultation response to implement a CPZ here. A s.106 clause precluding residents of the new building from applying for future parking permits is recommended. This would mean that if existing residents were to vote in favour of a CPZ in the future, parking permits would not be allocated to new residents and as this restriction would be written into the S106 it would therefore be legally binding. Furthermore, it is worth pointing out that new residents would be aware prior to purchasing or renting a property within the block that there is no car parking available to them; the area is very well connected by public transport (and the census data shows many local residents are car-free); if car parking were an important search criteria they could reasonably choose not to live here.

- 8.71 Local plan policy DM30 requires provision of a minimum of 1 car club space to be provided on site with major residential applications. A car club space is proposed on-site. A car club space can generally be expected to replace demand for 10 on-site car parking spaces. If the proposal is to generate approximately 12 cars, then this would potentially reduce the number of cars owned to 2, 1 of which may be parked in the blue badge bay, resulting in overspill parking of just 1 remaining car. This would still take parking stress in the vicinity to the practical capacity level of 85% but this is not materially different to the existing level of 84% stress. Overspill parking of 1 car is not considered sufficiently harmful to refuse the application. The car club would be available for use by the proposed residents and existing residents in the surrounding area. The applicant has engaged in positive discussions with a local car club providers. The car club bay would be secured through the S106 Agreement and the Agreement would include a clause requiring all prospective residents to receive a 3-year membership, to be funded by the developer. Given the lack of parking spaces in the vicinity or on site, which is a strong deterrent to car ownership for prospective residents, the free car club membership would be a useful resource for residents who require only occasional car use. The car-club would also be available to existing local residents.
- 8.72 To further encourage sustainable methods of transport, implementation and monitoring of a Travel Plan would be secured by S106 Agreement, and a draft has been submitted alongside the application. The Travel Plan is a long-term management strategy for the delivery of sustainable transport objectives that seeks to increase the share of journeys made by sustainable means, to reduce single occupancy vehicles associated with the development, to support healthy lifestyles and improve awareness amongst residents of the different travel options and facilities available. Cycle parking is proposed on site (discussed below).
- 8.73 London Plan policy T6.1(G) requires provision of 3% disabled parking spaces plus identifying potential provision of a further 7%. 1 blue badge space is proposed on site, accessed from the rear on Haling Road (east), via a new proposed crossover (which is shown to be 5.5m wide in total which is acceptable). The layout of the blue badge space is acceptable, with the required hatched transfer area around 3 sides of the space, and the car club bay is positioned next to it. If an additional blue badge bay is required for the development, this could either go on the road outside the site, or the car club bay could be moved to the road and the space on-site given to another blue badge holder. EVCPs would be provided in accordance with building regulations. Pedestrian visibility splays are shown on plan and swept path manoeuvres into and out of the parking spaces are shown (both within the Transport Statement).
- 8.74 A S106 contribution would also be sought towards sustainable transport initiatives and improvements to local walking and cycling infrastructure in the locality in accordance with Local Plan policy SP8. This also supports the GLA's Healthy Streets Approach in accordance with London Plan policy T2. A S278 Agreement would be agreed for all changes to the public highway including the new crossover on Haling Road.

#### Deliveries and servicing

- 8.75 London Plan policy T7 part G sets out that provision of adequate space for servicing, storage and deliveries should be made off street, with on-street loading bays only used where this is not possible. It is not possible to provide on-site servicing due to the site constraints, therefore it is proposed that delivery would be undertaken from either Haling Road or Brighton Road. There are no loading bays in the vicinity so delivery

vehicles would have to stop on the road on the yellow lines. There are single yellow lines on Haling Road and Brighton Road, however there is also a cycle lane on Brighton Road and a bus stop outside the site. Deliveries may take place on either Haling Road or Brighton Road (with vehicles avoiding the bus stop). Loading is permitted on single yellow lines for a maximum of 40 minutes for commercial vehicles or 20 minutes for private vehicles as long as the vehicle does not cause an obstruction and abides by any other loading restrictions. Haling Road is subject to a 7.5t vehicle restriction (except access) and Brighton Road is subject to a loading restriction Monday-Friday between 7am-10am and 4pm-7pm. Deliveries would need to take place outside these restricted times.

- 8.76 Typical deliveries take up to 10 minutes and it is anticipated that the development could generate up to 3 delivery and service vehicle trips per day. Delivery vehicles are anticipated to range in size but would most commonly be a transit vehicle under 3.5t. A Delivery and Servicing Plan was included within the updated Transport Statement, and a condition is recommended to ensure compliance.

#### Refuse storage

- 8.77 Local Plan Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Refuse storage would be located internally at ground floor level in 2 separate locations, 1 in each core: 1 store at the rear of the building, accessed from Haling Road and 1 store at the front of the building, accessed from Brighton Road. Bins would be collected directly from the bin stores on both roads. 2 new dropped kerbs would be required to drag the bins to the collection vehicle and this would be agreed as part of the S278 Agreement for the site.
- 8.78 In terms of bin capacity, the Council's online waste calculator estimates that the proposed unit mix would generate the following amount of waste per week: 3,380ltr general waste; 3,072ltr dry recycling; and 288ltr food recycling. The combined bin store capacity is 3,300ltr general waste; 3,840ltr dry recycling; and 480ltr food recycling. The very minor shortfall in general waste capacity is noted however the bin stores are large and an additional small bin could be added if necessary. Final details will be required by condition.
- 8.79 A space for the occasional collection of bulky waste is proposed within the bin store fronting Brighton Road in accordance with Local Plan policy DM13.1.

#### Cycle parking

- 8.80 London Plan policy T5 would require provision of a total of 43.5 (44) cycle parking spaces for the proposed unit mix. A total of 46 cycle parking spaces are proposed within 2 cycle stores: 1 at the rear within core 1 accommodating 16 bikes (7 double stacked stands and 1 Sheffield stand); and 1 at the front within core 2 accommodating 30 bikes (14 double stacked stands and 1 Sheffield stand). The Sheffield stands can accommodate larger, wider or adapted bikes, as required by London Plan policy T5B. A condition will be attached to require submission of final layouts of the cycle stores to demonstrate appropriate spacing between bike racks, inclusion of automatic doors, etc.
- 8.81 In addition, policy T5 requires provision of 2 visitor cycle parking spaces. 2 visitor cycle stands are proposed on Sheffield stands within the courtyard, on the path outside the communal amenity space. This is acceptable.

## **Flood risk**

### Sequential Test and Exception Test

- 8.82 The site is within flood zone 3a which means it has a high probability of flooding, and in any year has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea. It is at medium/high risk of surface water flooding and within a Critical Drainage Area. The NPPF seeks to direct development away from areas at highest risk of flooding by applying a sequential, risk-based approach to the location of development to avoid flood risk to people and property. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 8.83 The applicant has not considered alternative sites because they do not own other sites that are appropriate for development. This whole stretch of Brighton Road falls within Flood Zone 3a and there are numerous examples of ground floor residential development within the street. No basement level accommodation is proposed. This report has outlined that the site is a sustainable location suitable for residential development. As a result, the Sequential Test is passed.
- 8.84 Following the sequential test, if it is demonstrated that it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the Exception Test must also be applied. The Exception Test is applicable depending on the vulnerability classification of the proposed use. Residential uses are classified as a 'more vulnerable' use and therefore the Exception Test must be applied. To pass the Exception Test it should be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 8.85 With regards to part A of the Exception Test, the proposed development would provide wider sustainability benefits to the community including the provision of new homes including 4 x affordable First Homes; public realm improvements including a new public pavement along Haling Road; improved greening and biodiversity across the site; and high quality architectural design that would enhance the streetscene.
- 8.86 With regards to part B of the Exception test, the Flood Risk Assessment submitted outlines how the proposed development would be safe from flooding without increasing flood risk elsewhere. The proposed redevelopment would reduce the overall percentage of impermeable area across the site by the introduction of green space at ground floor level and roof level and the use of permeable paving. This would in turn reduce the volume of surface water runoff generated by the site which would ensure flood risk is not increased elsewhere. Surface water runoff would be attenuated and discharged at a controlled rate, discussed below. In addition, the building entrances are all accessed via gentle (wheelchair accessible) slopes, so that the finished floor levels would be raised slightly to protect against flooding at ground floor level. The Exception Test is passed.

## Surface Water Flooding

- 8.87 London Plan policy SI13 requires developments to achieve greenfield runoff rates and to manage surface water as close to source as possible by following the drainage hierarchy. Local Plan policies SP6 and DM25 require all developments to incorporate SUDS to reduce surface water runoff and provide water treatment on site. Currently, there is no surface water attenuation or flow control from the site so surface water discharged from the site is unrestricted. The proposal is to discharge surface water from the site to the existing surface water sewer in Brighton Road, but this would be at a much reduced rate of run-off by use of a Hydrobrake. Thames Water have approved a discharge rate of 14 l/s which provides significant betterment on the existing brownfield run-off rate of 35.9 l/s. In extreme rainfall events, an underground attenuation crate is proposed below the amenity space, along with permeable paving, to temporarily accommodate run-off.
- 8.88 The proposed SUDS features including green roofs, a rain garden in the ground floor amenity space and permeable paving, would reduce the amount of overall runoff.
- 8.89 Amendments to the SUDS Strategy have been made during the course of the application in response to comments from the Lead Local Flood Authority (LLFA). The LLFA now have no objection to the proposal subject to a condition requiring submission of final details and modelling of the green roofs and rain garden and clarity on the ownership of the SUDS scheme. In addition, Thames Water have confirmed that there is sufficient sewerage capacity to serve the development.

## **Archaeology**

- 8.90 The site lies within a Tier 2 Archaeological Priority Area as it is in close proximity to the route of a Roman Road. There is moderate potential for prehistoric remains which would be likely to be of low significance and there is a moderate potential for Roman remains which would be of at least medium significance. It is assumed that the proposed development could have a severe impact on any surviving archaeological remains, therefore further investigation is required by condition.

## **Sustainability**

### Energy efficiency

- 8.91 London Plan policy SI2 and Local Plan policy SP6 require major developments to be zero carbon by reducing greenhouse gas emissions in accordance with the energy hierarchy. An Energy Strategy has been submitted outlining that the scheme would be able to achieve a 69.12% improvement in CO<sub>2</sub> emissions compared to a 2021 Building Regulations compliant scheme using passive design measures and energy efficient equipment in accordance the Energy Hierarchy (Be Lean, Be Clean, Be Green, Be Seen). The building fabric would be efficient therefore low air permeability rates would reduce heating and cooling energy demand by reducing the volume of air that can penetrate the building. The development proposes a communal heat system for space and water heating, powered by Air Source Heat Pumps (ASHP). In addition, Solar Photovoltaic (PV) panels are proposed on the flat roofs. These features are both shown on the proposed roof plan.
- 8.92 The remaining carbon would be offset by way of a financial contribution of £22,372 (7.85 tonnes x £95 x 30 years = £22,372) which would be secured as part of the S106

agreement. The carbon offsetting figure quoted in the Energy Statement is different due to an error in the calculation. The Council's Sustainable Development & Energy Officer has confirmed the correct offsetting contribution (quoted above) and confirmed that the Energy Strategy is compliant with London Plan requirements. The Be Seen requirement for post-occupancy reporting of energy performance to the GLA would also be secured through the S106 agreement.

- 8.93 A Mechanical, Electrical and Public Health Services report has been submitted providing more detail on the engineering services required within the proposed building.

#### Water efficiency

- 8.94 London Plan Policy S15 and Local Plan policy SP6 requires that Internal water use is restricted to <105 litres/person/day (excluding 5 litres/person/day for eternal use) in accordance with Building Regulations Part G. A condition would be attached requiring the proposed development to meet this minimum water efficiency standard.

#### **Fire safety**

- 8.95 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Part B of the policy requires that all major schemes are accompanied by a Fire Statement produced by a suitably qualified Assessor. A Fire Statement prepared by a suitably qualified engineer at FDS Consult UK. The Fire Engineer recommends constructing the external wall of the building in line with the combustibility requirements associated with larger developments. The design and construction methodology would follow a 'Stay Put' evacuation strategy within a residential building. This is supported by the Council's Building Control Officer but some minor amendments to the Fire Statement are required to ensure consistency. It has been agreed that this would take place by way of a pre-commencement condition.
- 8.96 An evacuation lift is proposed in both cores which is supported in principle. The Council's Building Control Officer has, however, sought clarity over who will take responsibility for operating the evacuation lift in case of fire. This would also be confirmed as part of the pre-commencement condition.
- 8.97 Fire engines could access the site from Brighton Road or Haling Road. An existing hydrant is located within 90m from the parking location of the fire service access level. This is acceptable.

#### **Air Quality**

- 8.98 The whole borough is an Air Quality Management Area (AQMA) and Local Plan policy DM23 seeks to ensure that developments are air quality neutral and do not lead to further deterioration of existing poor air quality. An Air Quality Assessment has been submitted which outlines the baseline conditions at the site and assesses its suitability for a residential development and the potential air quality effects associated with the scheme.
- 8.99 During the construction phase, dust emissions could be controlled by suitable mitigation. During the operational phase, vehicle emissions from the highway network and vehicles travelling to and from the site are predicted to be below the relevant criteria at the proposed building façade. As such, the site is considered suitable for the proposed end-use from an air quality perspective. The scheme is car-free and the

Energy Strategy for the building does not produce emissions to the atmosphere. The scheme is concluded to be Air Quality Neutral.

- 8.100 The report has been reviewed and deemed acceptable by the Council's Pollution Control Officer. A S106 contribution of £100 per dwelling would be secured in accordance with Local Plan policy DM23 to put into operation a Low Emission Strategy for the site or to contribute to the Council's air quality fund which funds actions in the Council's AQAP.

### **Contaminated Land**

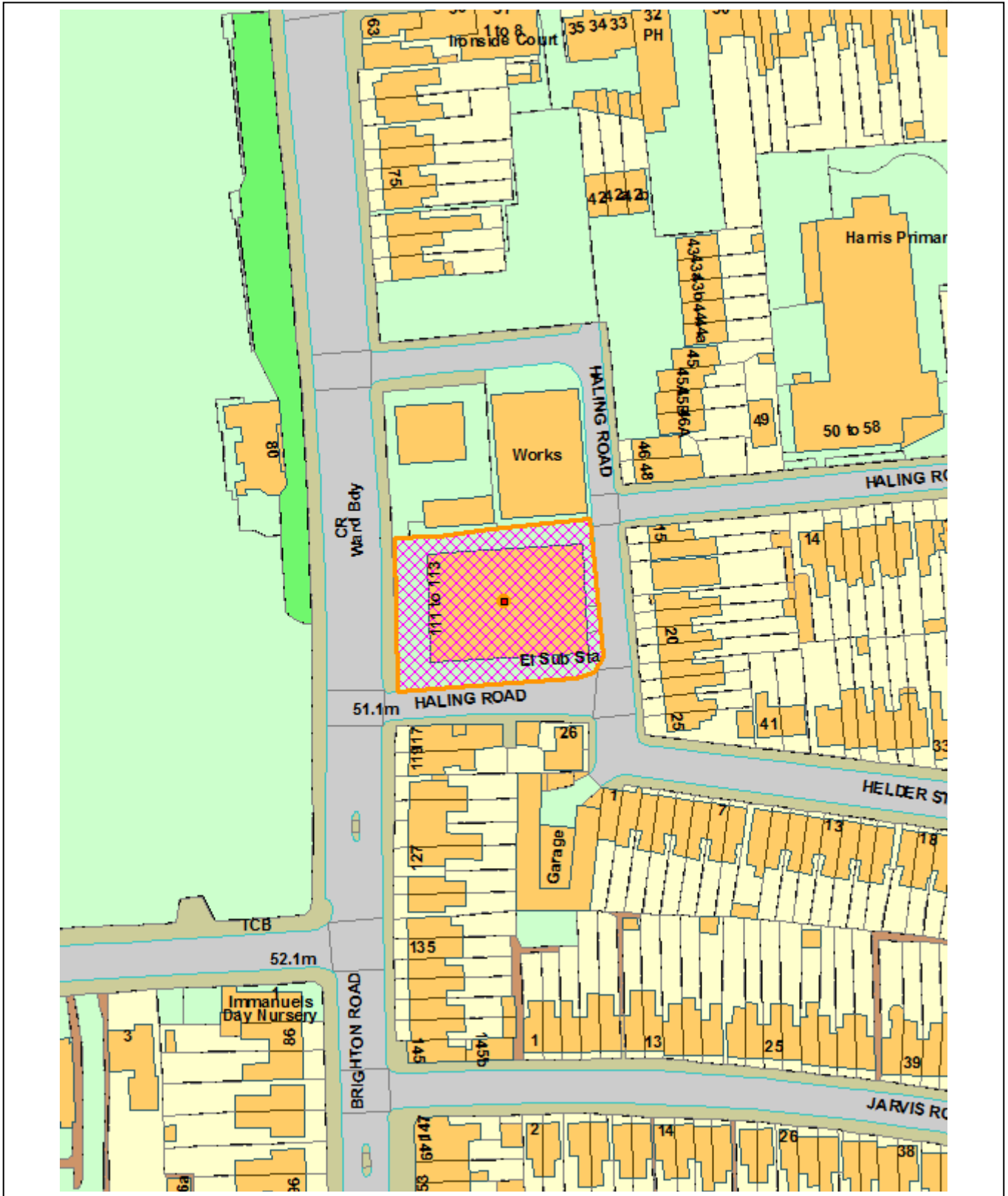
- 8.101 Local Plan policy DM24 requires an assessment of land contamination and permits development on or near to potentially contaminated sites as long as detailed site investigation is undertaken and remedial actions are proposed as necessary. A Preliminary Risk Assessment for the site has been undertaken but intrusive investigation has not yet been carried out. The desktop survey identifies potential sources of contamination from the previous car dealership, a historic tank and electrical substation on the site and nearby industrial uses such as the petrol filling station to the north and a previous timber yard to the north. There is potential for asbestos containing materials within the existing building and a separate Asbestos Re-inspection Survey has also been provided. Potential pollutant linkages are identified and a risk assessment is provided which ultimately indicates a moderate level of risk to receptors. The reports have been reviewed by the Council's Pollution Control Officer and appropriate conditions are recommended to further assess land contamination on the site.

### **Conclusions**

- 8.102 The proposed provision of 24 homes in this sustainable and accessible location on Brighton road is supported in principle. The proposed 3-4 storey building is of an appropriate height and mass and a high quality design. Active and greened frontages are proposed as well as a new pavement which would offer an enhancement to the streetscene. A policy compliant level of affordable housing is proposed in the form of 4 x First Homes. The car-free nature of the scheme is policy compliant and is considered to be acceptable given the high PTAL of the location, and the provision of an on-site car club space would help to reduce car ownership and also offer a public benefit to nearby residents. Amenity impacts on neighbouring properties are kept to a minimum. The proposed development would increase sustainable drainage and soft landscaping across the site, thereby reducing flood risk elsewhere. High quality of accommodation for new occupiers would be achieved. Other material planning considerations have also been found to be acceptable.
- 8.103 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.
- 8.104 Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, including the benefits and the harm outlined within this report, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

This page is intentionally left blank





This page is intentionally left blank

**1 APPLICATION DETAILS**

Ref: 22/00638/FUL  
 Location: Hotel, 22 St Peter's Road, Croydon, CR0 1HD  
 Ward: South Croydon  
 Description: Conversion of existing hotel to 6no. residential units including internal reconfiguration and external alterations and changes to boundary treatment, and construction of a detached three storey dwellinghouse on the site, facing Aberdeen Road.  
 Drawing Nos: 20E PL LOC 01, 20E PL EXT 01, 20E PL EXT 02, 20E PL EXT 03, 20E PL EXT 04, 20E PL EXT 05, 20E PL EXT 06, 20E PL EXT 07, 20E PL EXT 08, 206 PL PRO 101 rev B, 206 PL PRO 102, 206 PL PRO 103 rev A, 206 PL PRO 104 rev B, 20E PL 105, 206 PL PRO 106, 206 PL PRO 107, 206 PL PRO 108, 206 PL PRO 109 rev B, 206 PL PRO 110 and 206 PL PRO 111.  
 Applicant: Nirmal Binning  
 Agent: Oliver Lazarus  
 Case Officer: Jeni Cowan

<b>Housing Mix</b>						
	<b>1 bed</b> (1 person)	<b>1 bed</b> (2 person)	<b>2 bed</b> (3 person)	<b>2 bed</b> (4 person)	<b>3 bed</b> (5 person)	<b>TOTAL</b>
<b>Existing</b>						0
<b>Proposed</b> (all market housing)	3	1			3	7
<b>TOTAL</b>						7

<b>Vehicle and Cycle Parking (London Plan Standards)</b>	
<b>PTAL: 5</b>	
<b>Car Parking maximum standard</b>	<b>Proposed</b>
Car free	0
<b>Long Stay Cycle Storage minimum</b>	<b>Proposed</b>
10.5 (rounded up to 11)	15
<b>Short Stay Cycle Storage minimum</b>	<b>Proposed</b>
2	0

- 1.1 This application is being reported to committee because:
- The ward councillor (Cllr Michael Neal) made representations in accordance with the Committee Consideration Criteria and requested committee consideration.

**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:

The prior completion of a legal agreement to secure the following planning obligations:

- a) Sustainable transport contribution of £10,500
- b) Membership of car club for each unit for a minimum period of 3 years
- c) Removal of car parking permits for any future occupier
- d) Removal of dropped kerb (through Section 278 Agreement)
- e) Monitoring fees associated with the above
- f) Any other planning obligation(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

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

### **Conditions**

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

#### Pre-commencement

- 3) Construction Logistics Plan

#### Prior to above ground floor slab level

- 4) External materials and detailing (proposed dwellinghouse)
- 5) Landscaping, hard standing, and boundary treatments
- 6) Biodiversity enhancement strategy
- 7) Final sustainable urban drainage details
- 8) Cycle and Refuse/Recycling final details

#### Compliance

- 9) Materials to match and making good (flatted development)
- 10) In accordance with arboricultural report
- 11) In accordance with fire safety strategy
- 12) Proposed dwellinghouse to be built to M4(2) accessibility standard
- 13) Water usage limitation
- 14) Removal of permitted development rights for proposed dwelling
- 15) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of Practice for Construction Sites
- 3) Construction Logistics Informative
- 4) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

2.5 That, if by 14 December 2023 (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 proposal would involve the conversion of the existing hotel (so change of use from C1 hotel to C3 residential) building into 6 flats and a new detached dwellinghouse where there is an existing car park.



*Figure1: Streetscene image of proposal, existing converted property to right and new house to left with 9 Aberdeen Road far left*

3.2 The proposed changes to the existing hotel to enable residential occupation are as follows:

- Reversing the bottom run stair on the northern and western elevations;
- Superfluous drainage removed on eastern elevation;
- Changes to the landscaping;
- Northern elevation changes:
  - Infilling an existing door at lower ground/basement level;
  - Superfluous drainage removed;
  - Door infilled at ground floor in brickwork to match;
  - New timber door at ground floor to match existing;
  - New fences (1.8m high timber);
  - Extraction duct removed.

3.3 The proposed house would be to located where the existing car park for the hotel currently sits, fronting Aberdeen Road.

#### Amendments

3.4 During the course of the application amendments were sought in relation to the roof form and materials of the proposed dwellinghouse and the waste/recycling and cycle store. As these are considered to be minor to the scheme, a re-consultation was not required.

#### **Site and Surroundings**

3.5 The site is located on the corner of St Peter's Road and Aberdeen Road, in South Croydon. The property comprises a hotel building, and associated car park and grounds.

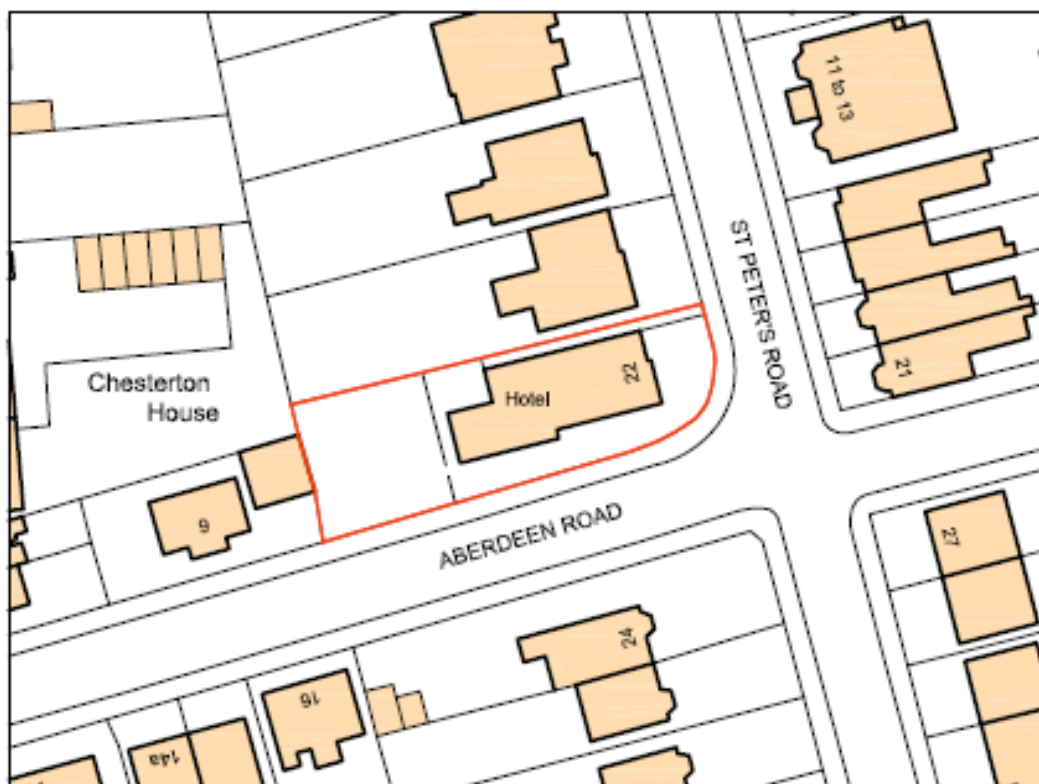


Figure 2: OS Map

### Planning Designations and Constraints

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

- Croydon Opportunity Area
- PTAL: 5
- Flood Risk Zone: 1; low risk of surface water flooding
- Archaeological Priority Area – Central Croydon

3.7 The site sits within a Controlled Parking Zone (West Permit Zone).

### Planning History

3.8 There are no relevant planning decisions made on the site.

#### Relevant Pre-Application History

3.9 20/06370/PRE - Conversion of hotel into 7no residential units, with a further 3 residential units with a new build development on the site.

## 4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The existing hotel use is not protected by policy.
- The principle of residential conversion and an additional house is acceptable given the residential character of the surrounding area and the need for housing.
- The proposed development would be acceptable in terms of its design, with limited change to the existing building and a new house that seeks to pick up on design details from the existing building.

- Three family sized units would be created, and the scheme overall would provide a good standard of residential accommodation.
- The proposal would not have a detrimental impact on highway safety, subject to conditions and a section 106 agreement.
- The proposal would not result in unacceptable harm to neighbouring amenity.
- The impact on trees and biodiversity is acceptable, subject to conditions.
- All remaining sustainability aspects can be controlled by conditions.

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

## 5 CONSULTATION RESPONSE

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

5.2 The following were consulted regarding the application:

### **English Heritage – Greater London Archaeology Advisory Service (GLAAS)**

5.3 No objection

### **Strategic Transport**

5.4 Amendments have been made to respond to comments. Further detail is provided below.

### **Trees**

5.5 No objection subject to conditions.

## 6 LOCAL REPRESENTATION

6.1 A total of 35 neighbouring properties were notified about the application and invited to comment. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 8      Objecting: 6      Supporting: 0      Comments: 2

6.2 The following Councillor made representations:

- Councillor Michael Neal

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

<b>Objection</b>	<b>Officer comment</b>
<b>Character and design</b>	
New building is out of character	These comments will be addressed in paragraphs 8.11 – 8.26.
The building appears too tall (Design and Access Statement, item 13); the building should be limited to 2 storeys	
The building line should be set back	

Overdevelopment	
Obtrusive by design	
Retention of existing commercial extraction chimney	
Neighbouring amenity	
Overshadowing/loss of light	These comments will be addressed in paragraphs 8.42 – 8.51
Noise Levels	
Overlooking/loss of privacy	
Transport and Highways impacts	
Impacts on road safety	These comments will be addressed in paragraphs 8.57 – 8.70
Restricts parking	
Restricts road access	
Disagree with the car-free housing policy; however, the policy should be reinforced with a clear exclusion of the right to local parking permits applied to all 7 dwellings	
Local streets are unsuited to travel by bicycle, with steep inclines and heavy loads of vehicles. There is a lot of on-street parking and no facility to separate cyclists from vehicles. The development would increase the number of delivery vehicles, which would be a dangerous obstruction to cyclists.	
Tress and ecology	
Trees currently overhang the pavement, causing a hazard; a specific condition to maintain these trees in such a way to avoid a hazard would be helpful.	These comments will be addressed in paragraphs 8.52 – 8.56
Other planning matters	
Neighbours not consulted	The consultation process was undertaken correctly and within the statutory process.
Not material matters	
Who would have access to the flats; private tenants?	This is not a material consideration; the scheme is for use class C3.
Omission of contextual photographic evidence of No. 20 St Peter's Road.	This is not a requirement.
Planning permission should specifically allocate responsibility to the freeholders of the converted hotel and the new building for the provision and maintenance of boundary fences/walls with No. 20 St Peters. This maintains present responsibility.	As this is a party wall matter, this is not within the remit of planning.
<b>Neutral Comments</b>	<b>Officer comment</b>
Neutral to the change of use of the flats	This is noted

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

- No parking provision on site with 7 homes being proposed;
- Only 10 parking spaces allocated in Aberdeen Road resulting in lack of parking from additional homes;
- Overdevelopment of the site, the detached home on the car parking means no parking provision, the car park should be maintained;



- Overlooking on number 4a St Peter's Road.

## 7 RELEVANT PLANNING POLICIES AND GUIDANCE

### Development Plan

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

#### London Plan (2021)

- D1 London's form, character and capacity growth
- D3 Optimising site capacity through the design led approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D12 Fire Safety
- H1 Increasing Housing Supply
- H2 Small Sites
- G5 Urban Greening
- G6 Biodiversity and access to nature
- G7 Trees and Woodlands
- SI 2 Minimising Greenhouse Gas Emissions
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing, and Construction

#### Croydon Local Plan (2018)

- SP2 Homes
- SP4 Urban Design and Local Character
- SP6 Environment and Climate Change
- DM1 Housing Choice for Sustainable Communities
- DM10 Design and Character
- DM13 Refuse and Recycling
- DM16 Promoting Healthy Communities
- DM19 Promoting and Protecting Healthy Communities
- DM23 Development and Construction
- DM25 Sustainable Drainage Systems and Reducing Flood Risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting Sustainable Travel and Reducing Congestion
- DM30 Car and Cycle Parking in New Development
- DM46 South Croydon

- 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:

- Croydon Opportunity Area Planning Framework (January 2013)
- Section 106 Planning Obligations in Croydon and their relationship to the Community Infrastructure Levy (2019)
- London Housing SPG (March 2016)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- National Design Guide (2021)

## **8 MATERIAL PLANNING CONSIDERATIONS**

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

1. Land use principle
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Access, parking and highway impacts
7. Flood risk and energy efficiency
8. Archaeology
9. Fire safety
10. Other planning issues
11. Conclusions

## **Land use principle**

### Loss of Hotel Use

- 8.2 The application site falls within the policy designation for the Croydon Opportunity Area (COA). The Croydon Local Plan 2018 (CLP) outlines the relevant policies and the overarching vision for the area over the plan period; it states that within the COA, the council will adopt a flexible approach to leisure and visitor accommodation and will focus this within the Croydon Metropolitan Centre.
- 8.3 The application site does not fall within the Croydon Metropolitan Centre, instead falling within the outer area (southern and old town region), bordered by the boundaries of South Croydon. In this instance, the loss of the hotel can be supported by planning policy.

### Introducing Residential Use

- 8.4 The CLP 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 2021 (LP) requires 20,790 of those homes to be delivered within a shorter 10-year period (2019-2029), resulting in a higher target of 2,079 homes per year.
- 8.5 The CLP also sets out a target for development on Windfall sites of 10,060 homes (approximately 503 per year). The LP 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.
- 8.6 LP policy H1 outlines that boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites, especially the following sources of capacity: a) sites with existing or planned PTALs of 3-6 or which are located within 800m distance of a station or town centre boundary.
- 8.7 The site has a PTAL of 5 and it is within approx. 300m of South Croydon train station; therefore, the property is considered to be suitable for residential use.

### Unit Mix

- 8.8 CLP Policy SP2.7 sets a strategic target for 30% of all new homes over the plan period to have 3 or more bedrooms to meet the borough's need for family sized units and ensure that a choice of homes is available in the borough.
- 8.9 The proposal includes the following provision: 3x1bed/1person units; 1x1bed/2person units; and 3x3bed/5person units. This would be a provision of 43%, which exceeds the policy requirement.

### Principle conclusion

- 8.10 The loss of a hotel use and seeking to optimise housing delivery on this site, as well as the unit mix are considered to be acceptable.

## **Design and impact on character of the area**

- 8.11 CLP policy SP4.1 states that the council will require development of a high quality, which respects and enhances Croydon's varied local character and contributes positively to public realm, landscape and townscape to create sustainable communities.

- 8.12 CLP policy DM10.1 has a presumption in favour of 3 storey dwellings, which should respect the development pattern, layout; siting, the scale, height, massing, and density; and the appearance, existing materials, and built and natural features of the surrounding area.
- 8.13 CLP policy DM10.1 (a) requires the development pattern, layout and siting to respect that of the surrounding area. CLP policy DM10.1 (c) requires proposals to respect the appearance, existing materials and built and natural features of the surrounding area.
- 8.14 CLP policy DM10.7 requires developments to incorporate high quality materials that respond to the local character in terms of other things durability, attractiveness, sustainability, texture and colour. This policy also requires roof forms to positively contribute to the character of the local and wider area with proposals being sympathetic with its local context.
- 8.15 LP 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.

New Dwellinghouse

- 8.16 The proposed dwellinghouse located in the western part of the site would be 2 storey (plus loft) and would be separate from the flatted development physically by a new brick wall.
- 8.17 The scale of the dwellinghouse is considered to be appropriate to the surrounding area; between the existing building onsite and the neighbouring building at No. 9 Aberdeen Road, the height and massing would be a 'stepping stone'. The image below demonstrates the proposed streetscene.



*Figure 3: Streetscene image of proposal*

- 8.18 The proposal respects the development pattern and the spaciousness of this section of Aberdeen Road and the surrounding streets. The proposed dwellinghouse would not create an overly dense appearance of the area, and it respects the building line of Aberdeen Road, mediating between the existing hotel building and the neighbouring No. 9 Aberdeen Road. The scale and massing is considered to be appropriate for the area, and the siting of the proposal within the plot is comfortable.
- 8.19 The proportions of the new dwelling are designed to match that of the existing property; this is evident with the steep pitched roof, which is the same angle as that pitched roof focal point of the hotel building. Additionally, the side elevation of the existing hotel building has a double roof; although this consists of a gable end roof and a hipped roof, the principle of the double pitch is relevant.



*Figure 4: Existing flank elevations of hotel building*

8.20 In terms of the wider area, there are more examples of this roof type. Specifically, No. 14 St Peter's Road (approved under 19/03716/FUL) is of a similar style to the proposed dwellinghouse (albeit on a much larger scale), with the double pitched roof with steep angles. It is evident from this example in the vicinity of the site that this design works well with the surrounding area and provides a modern design which is sympathetic and complementary to the existing built environment. The image below is taken from St Peter's Road, looking south; this illustrates the roof pitch style of the area.



*Figure 5: Picture taken from St Peter's Road illustrating roof forms*

8.21 The materials for the proposed dwelling consist of ibstock brick funton old Chelsea stock, which is similar in colour to that of the hotel building, and it has a variance to the brick which offers depth to the elevations. The roof tiles would be eternity slate tiles, which would match the existing slate roof of the hotel building, and this also ties in with the recent development at No. 14 St Peters Road.



*Figure 6: Proposed Materials*

### Flatted Development

- 8.22 There are minimal changes to the existing building externally; the proposed changes would involve materials to match the existing building and making good the building fabric. This aspect will be secured via condition. The fenestration changes proposed on the northern elevation would not have a detrimental impact on the appearance of the building. The alteration of the external stair, in terms of reversing the bottom stair run to face north, rather than south (as existing), is acceptable.
- 8.23 The changes to the elevations of the existing hotel building would match; the brickwork used to remove windows and doors would match the bricks of the elevations, and the new door would be timber. The windows would be metal, and there would be a painted metal canopy above the front entrance door.
- 8.24 The proposed refuse/recycling and cycle store would have brickwork walls, timber doors, and a metal roof. Final details of this will be secured via condition.

### Landscaping

- 8.25 The grounds within the site consist of grass, trees, and hedging. The proposed site plan demonstrated that this would be retained and further developed upon. The existing grounds of the site consists of landscaping around the borders and paving around the hotel building up to the boundary wall. The existing car park is tarmacked, with some trees along the western boundary.
- 8.26 The proposal demonstrates that the paving would be replaced with grass and landscaping, to include hedging around the windows of habitable rooms to create defensible space and hedging for screening the refuse/recycling and cycling store. The plans include indicative detail for the soft landscaping, which is supported. Officers would seek final details of these and for the hardstanding also; these aspects would be secured via condition.

### **Quality of residential accommodation**

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

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/1p	37.1	37	6.1	5	0	1
2	1b/1p	37.6	37	6.2	5	0	1
3	3b/5p	106.7	93	24.5	8	1.7	2.5
4	1b/2p	63.7	50	0	5	0.4	1.5
5	1b/1p	42.5	37	0	5	0.2	1
6	3b/5p	98.8	93	0	8	1.0	2.5
House	3b/5p	109.0	99	32.5	8	4.1	2.5

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

8.29 All units meet and exceed the internal space standards in terms of unit sizes and bedroom sizes. The flats would be at least dual aspect and have good layouts and circulation space.

8.30 LP policy D6 part 8 states that the minimum floor to ceiling height must be 2.5m for at least 75% of the GIA of each dwelling. The proposed dwellinghouse would have a floor to ceiling height of 2.5m at ground and first floor, and 2.27m at loft level. This would equate to approximately 23% of the total GIA, therefore this is compliant with LP policy.

8.31 The flats would have varied floor to ceiling heights, between 2.41m and 2.77m. Flats 1, 2, 4, and 5 would consistently have more than 2.5m floor to ceiling height. Flat 3 would have a floor to ceiling height of more than 2.5m for 77% of the total GIA, therefore, this is policy compliant. Flat 6 would have a 2.5m floor to ceiling height for 38.95% of the total GIA. While this is not policy compliant, the floor to ceiling height of the top floor of the building (first floor of unit 6) has a floor to ceiling height of 2.41m, which is a marginal shortfall from the LP policy requirement. Furthermore, the Nationally Described Space Standards 2015 requires the minimum floor to ceiling height to be 2.3m. Additionally, while the floor to ceiling height is not compliant, this aspect is dictated by the existing building envelope. Taking these aspects into account, Officers apply a balance judgment and consider this acceptable. Therefore, while there is a shortfall from the LP policy standards, the floor to ceiling height would not have a significant adverse impact on the living conditions of the unit as a whole.

8.32 It is noted that units 1 to 6 do not meet the minimum built in storage, so they do not comply with policy. However, weight is given to the fact this is a conversion scheme as opposed to a new build scheme.

#### Amenity Space

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

8.34 CLP policy DM10.4d requires the provision of child play space. CLP policy DM10.5 outlines the requirement for high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

8.35 In terms of private amenity space, unit 3 and the new house significant exceed policy requirements. Three units would not have private amenity space, namely units 4, 5 and 6. CLP paragraph 6.76 states: *In exceptional circumstances where site constraints make it impossible to provide private outdoor space for all dwellings, indoor private*



*amenity space may help to meet policy requirements. The area provided should be equivalent to the private outdoor amenity space requirement and this area added to the minimum Gross Internal Area. Given the conversion nature of this scheme, and the desire to avoid external additions given the quality of the building, officers consider the exception above is appropriate. The internal floor areas of units 4 and 5 have an uplift to compensate for the lack of external space. It is noted that unit 6 does not make the full provision internally, with a shortfall of just over 2sqm. Balancing the fact this is a conversion alongside the overall provision of communal amenity and child play space within the site, no objection is raised.*

- 8.36 The private amenity space for units 1 and 2 does not have the required width (1.5m), however, this space is dictated by the existing building and site layout. Therefore, while this should be large, these courtyards serve as a cycle parking for the individual units and provide some form of private amenity space. Additionally, these units have access to the wider landscaped area and the provided communal amenity space. Given that these are 1b/1p units, this would be considered acceptable.
- 8.37 The surrounding in-curtilage space within the site would serve as general communal amenity space, however, there is a designated communal amenity and child play space area to the north-centre of the site. The minimum requirement for child playspace is 9.5sqm; the proposal would provide 12sqm of designated child playspace and so exceeds the policy requirement.

#### Accessibility

- 8.38 LP policy D7 outlines that in order to provide suitable housing and genuine choice for London's diverse population (incl. disabled people, older people and families with young children), residential development must ensure that at least ten percent (10%) of dwellings are compliant with Building Regulation M4(3) and all remaining dwellings are compliant with Building Regulation M4(2).
- 8.39 The proposed house would appear to be M4(2), in that it would be adaptable, which would be secured by condition and fully considered through Building Regulations.
- 8.40 The hotel building currently has steps to the main front door and to the rear via the staircases. The proposed conversion does not propose to change this arrangement, meaning all the flats would be M4(1). LP supplementary paragraphs to D7 state in exceptional circumstances lift provision to dwelling entrances may not be achievable such as small-scale infill developments, and generally in blocks of four stories or less, and to H2 state homes on the ground floor should be M4(2), whilst homes not on the ground floor can comply with the M4(1) standard, where provision of step-free access would be unfeasible. In this instance, the proposal is for conversion of an existing three-storey block where the current ground floor is not accessible step-free. The lowering of the ground floor level or inclusion of ramps (particularly the access to flats 3 and 4) is considered unfeasible and therefore officers raise no objection to the converted units being to M4(1) only.
- 8.41 In conclusion, the new house would meet all policy requirements in terms of quality of accommodation. Whilst there are some policy conflicts with the converted homes identified above (head heights, storage space, private amenity and accessibility), weight is given to the fact this is a conversion where there are more limitations than for a new build scheme, and therefore on balance no objection is raised as the homes would still be considered of good quality.



## Impact on neighbouring residential amenity

8.42 CLP policy DM10.6 states that the Council will ensure proposals protect the amenity of occupiers of adjoining buildings and will not result in direct overlooking into their habitable rooms or private outdoor space and not result in significant loss of existing sunlight or daylight levels. CLP policy DM10.6(c) outlines that proposals for development should not result in direct overlooking of private outdoor space (with the exception of communal open space) within 10m perpendicular to the rear elevation of a dwelling.

### No. 9 Aberdeen Road

8.43 This neighbouring property is a detached dwellinghouse to the west of the application site. It accommodates a detached garage on the eastern boundary (close to the party line shared with the application site), and the detached dwelling house is set back from this boundary by approximately 7.8m. The main garden area for No. 9 Aberdeen Road is to the west of the dwellinghouse.



*Figure 7: Proposed floor plan and elevation of No. 9 Aberdeen Road and the proposed dwellinghouse*

8.44 Given the distance of the buildings to one another (9.2m), the scale of the proposed dwellinghouse, and the orientation of the site in relation to No. 9 Aberdeen Road, it is unlikely this would result in a loss of light or overshadowing. The dwellings would be spaced sufficiently apart, and the proposed dwelling is appropriately scaled to ensure this would not result in a sense of enclosure for neighbouring occupants.

8.45 The proposed dwellinghouse does not have any side windows; coupled with the orientation of windows on the front and rear, this aspect of the development would not result in loss of privacy or overlooking.

8.46 The flatted development is situated a significant distance from this neighbouring property (24.5m), and there are minor changes proposed to this building, therefore, this would not create adverse impacts for No. 9 Aberdeen Road. The conversion to residential is noted, but given the separation, existing uses as a hotel and giving weight to the existing car parking area in this location currently, the scheme is acceptable.

### No. 20 St Peter's Road

8.47 The neighbouring property to the north (No. 20 St Peter's Road) is a two/three storey detached building which contains 4no. flats. The rear garden is approximately 25m and has been subdivided lengthways. The proposed dwellinghouse would be built adjacent to the rearmost part of the garden associated with this neighbouring property. There are minimal changes to the existing hotel building facing No. 20 St Peter's Road, none

of which include extension to the existing building, although a change of use is proposed.

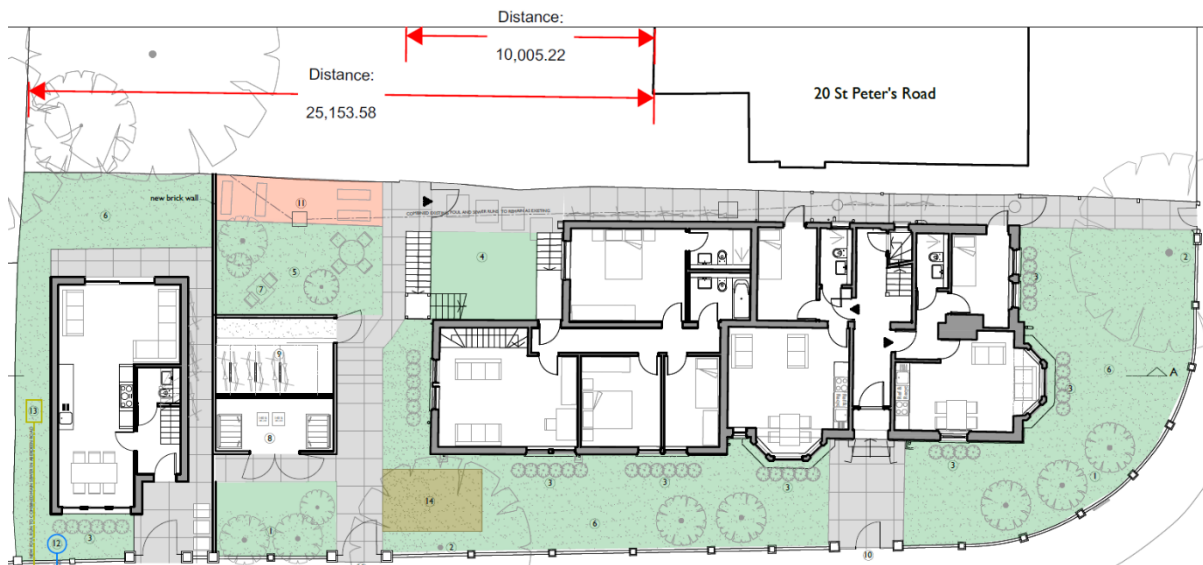


Figure 8: Proposed floor plan of the development and No. 20 St Peter's Road

- 8.48 The plan above demonstrates the 10m depth of the garden from the rear building line; this illustrates the relationship of the proposed dwellinghouse to the neighbouring property. It is evident that the proposed dwellinghouse is situated at a sufficient distance to mitigate any adverse impacts such as loss of light and overshadowing, loss of privacy and overlooking of the residential units, and creating a sense of enclosure.
- 8.49 In terms of overlooking of the rear garden associated with No. 20 St Peter's Road, the first 10m of the garden would not be overlooked given the separation and orientation. The rear portion of the neighbouring garden adjacent to the proposed dwellinghouse would not be overlooked to an adverse degree, above and beyond a standard amount for an urban location.
- 8.50 The site would be in residential use, therefore noise levels are not anticipated to exceed standard domestic levels. Given that this is an area with predominantly residential spaces, the proposal would not be out of character in this regard to result in an unacceptable impact on amenity.
- 8.51 Overall, the proposal would not have an unacceptable impact on residential amenity.

### **Trees, landscaping and biodiversity**

- 8.52 LP Policy G7 and CLP policy DM10.8 and DM28 seek to retain existing trees and vegetation. CLP policy DM10.8 requires proposals to incorporate hard and soft landscaping.
- 8.53 The application is accompanied by an Arboricultural Implications Assessment. A total of 11 trees were inspected, concentrated to the western portion of the site. 5 are within the application site and 6 beyond the red line of the application but considered given their proximity. A total of 3 trees are proposed to be removed: T2 (U grade), T3 (C grade) and T4 (C grade). T2 (a Horse Chestnut) leans east and has extensive decay so requires felling on safety grounds.

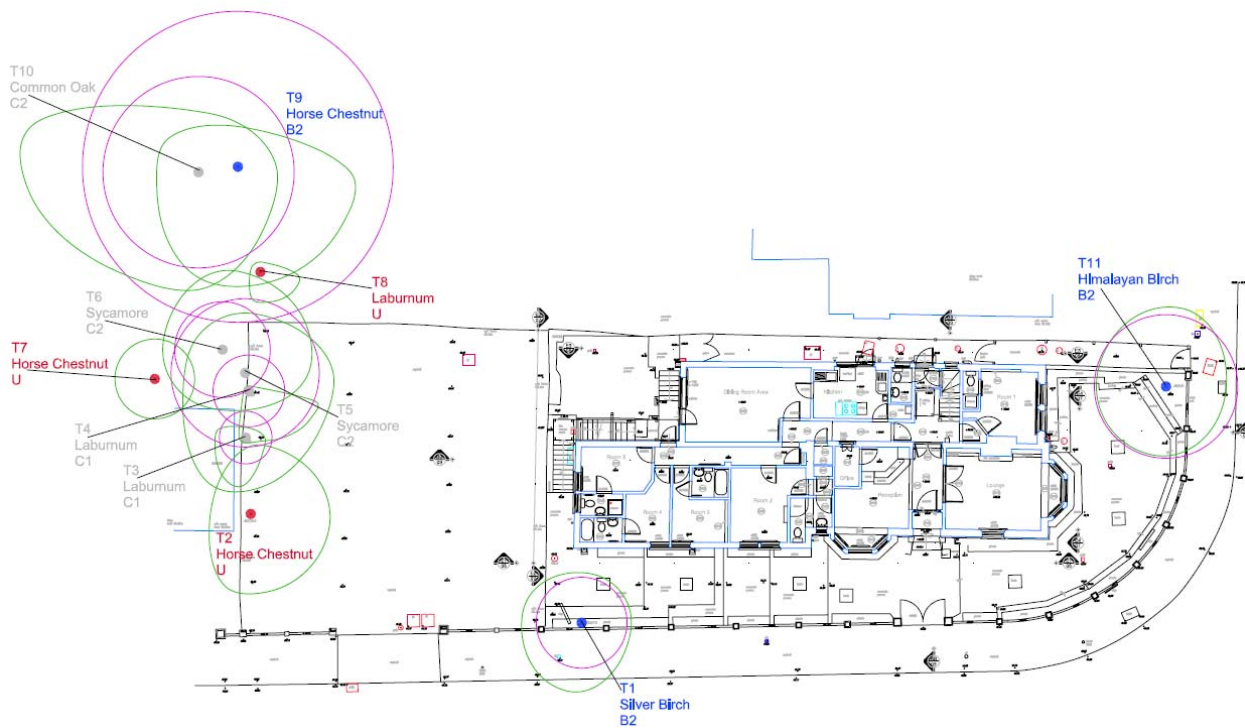


Figure 9: Existing Tree Plan

- 8.54 The proposal was reviewed by the tree officers who consider this information acceptable, subject to a condition to ensure compliance with the arboricultural document submitted.
- 8.55 New trees are proposed on the southern elevation to screen the refuse/recycling and cycling store; this is demonstrated on the proposed site plan. A condition will be included to ensure that replacement trees are planted to mitigate the loss of the trees.
- 8.56 Comparing the existing situation with the proposed site plan, there would be a significant increase of greenspace, which is a biodiversity enhancement. A condition will ensure biodiversity enhancements are brought forward.

### **Access, parking and highway impacts**

- 8.57 LP Policies T4, T5, and T6 (and Table 10.3) set out parking standards for proposed development. CLP Policies SP8.17, DM29 and DM30 provide further guidance with respect to parking within new developments and state that development should not adversely impact upon the safety of the highway network.
- 8.58 CLP policy DM13 sets out refuse and recycling policy requirements. Additionally, Waste and Recycling in Planning Policy Document August 2015 (Edited October 2018) sets out more detailed guidance in this regard.
- 8.59 The site has a PTAL of 5, which is very good (on a scale where 0 is the worst and 6 is the best). The site has a vehicle access point on Aberdeen Road, and it is located within Controlled Parking Zone West, which is operational Monday-Saturday between 9am-5pm. St Peter's Road is a classified road (B274). Beyond this CPZ to the east lies the South Parking Zone.
- 8.60 The application includes the removal of the existing onsite car parking serving the hotel; no on-site car parking is proposed for this scheme. The LP policy T6.1 states

that development in areas of PTAL 5 or above (as is the case here) schemes should be car free (with the exception of blue badge spaces, see below). Therefore a car free scheme is supported by policy and is acceptable.

- 8.61 The surrounding area is part of the Controlled Parking Zone West and Controlled Parking Zone South. To reduce the potential for on-street parking stress, Officers consider it necessary to restrict future occupants of the development from gaining car parking permits for the CPZ and contracts in council run car parks; this will be secured by way of a Section 106 Agreement. It is also recommended that each residential unit would have car club membership for a period of 3 years; this would also be secured via the Section 106 Agreement.
- 8.62 Given the removal of on-site car parking, the existing crossover is redundant and therefore this should be removed via Section 278 agreement. A small section of dropped kerb should be retained for refuse/recycling bin collections. This will be secured via Section 106 Agreement.
- 8.63 No disabled parking bays are to be provided within the site; however, the proposal is not a major development and there are no Part M4(3) compliant dwellings being proposed under this submission. It is considered that this arrangement would be considered acceptable.
- 8.64 A financial contribution of £10,500 will be secured via Section 106 Agreement to contribute towards sustainable transport initiatives in the local area in line with CLP policies SP8.12 and SP8.13. These include matters such as the delivery of electric vehicle charging infrastructure and car club spaces to support sustainable transport in the borough (as required by CLP Policy SP8.13).
- 8.65 The proposal includes cycle parking provision, consisting of a communal cycle store with 6no. parking spaces, and provision for a larger adaptable bike. Flats 1, 2, and 3, and also the proposed dwellinghouse would have cycle parking spaces in each of their amenity spaces but would not be located within a secure and lockable stores. The plans show the indicative cycle parking layouts; therefore, it would be considered acceptable to secure the final details via condition.
- 8.66 Short-stay cycle parking is required to provide 2no. spaces for the development, in accordance with LP policy T5. This is not shown on the plans, however, there is ample space within the development for this provision. The requirement to provide this will form part of the condition requiring final details on cycle parking as above.
- 8.67 The proposal includes a refuse store for the flats located in a combined unit with the cycle parking, which although housed in the same detached building are internally segregated. There are 4no. bins shown in the unit, however, it has not been specified what the capacity amount would be in order to ensure an adequate provision. Given that a generous refuse/recycling store is provided with indicative capacity, there is sufficient comfort for further details to be secured via condition.
- 8.68 The communal bin store is within 20m of the street for the operators (7.5m) and located 29.5m from the front entrance of the building; future occupants would be required to leave the site to re-enter, in order to access the bin store, however, this is within acceptable distances. Additionally, given that this is a conversion scheme, and the bin store is located in the most appropriate location within the site, this is considered to be acceptable.

- 8.69 A bulky waste storage area has been incorporated, which is 10sqm and located beside one of the site entrances on Aberdeen Road. This is a demarcated area, the location and size of which is considered to be acceptable.
- 8.70 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.

### **Flood Risk**

- 8.71 CLP Policy SP6 sets out the Council's approach to flooding. The policy requires: Flood Risk Assessments to be submitted for major developments, with proposals in Flood Zones 2 and 3 providing site-specific information proportionate to the degree of flood risk posed to and by the development; and all development to utilise sustainable drainage to reduce surface water run-off.
- 8.72 The site is within flood zone 1 and it is of low risk in terms of surface water flooding. The application is accompanied by a Flood Risk Assessment and SuDS Strategy. The submitted document sets out the recommended resilience measures which can be incorporated to utilize flood resilient techniques recommended. It also recommends that detailed drainage designs, together with detailed landscaping details should be confirmed as part of the landscape and ecology design and management plan. This information is indicative of further works, therefore, to build on this, a condition will be included to ensure full details of SuDS are submitted. This is considered acceptable for a conversion scheme with one additional house proposed.

### **Archaeology**

- 8.73 LP policy HC1 part D outlines that development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- 8.74 CLP policy DM18.9 outlines that in consultation with the Greater London Archaeological Advisory Service (GLAAS), or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.
- 8.75 The application site is located on a site of archaeological interest. The scheme has been reviewed by GLAAS, and they 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.

### **Fire safety**

- 8.76 LP policy D12 part A requires all development proposals to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space. They should include an evacuation assembly point, appropriate

features which reduce the risk to life and serious injury in the event of a fire; appropriate fire alarm systems and fire safety measures, must minimise the risk of fire spread, provide suitable and convenient means of escape and a robust strategy for evacuation as well as provision of suitable access and equipment for firefighting.

- 8.77 The application is accompanied by a Planning Fire Safety Strategy; the level of detail that is appropriate and reasonable to the scale of development. The statement indicates that fire appliances can access the site and sets out that there is adequate space for an appliance to park to access the development. There are appropriate evacuation assembly points for the dwellinghouse and flats onto Aberdeen Road. All proposed units would have a fire detection and alarm system. There is a suitable evacuation plan and access and equipment for firefighting. Compliance with the submitted information will be secured via condition.

### **Water Usage**

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

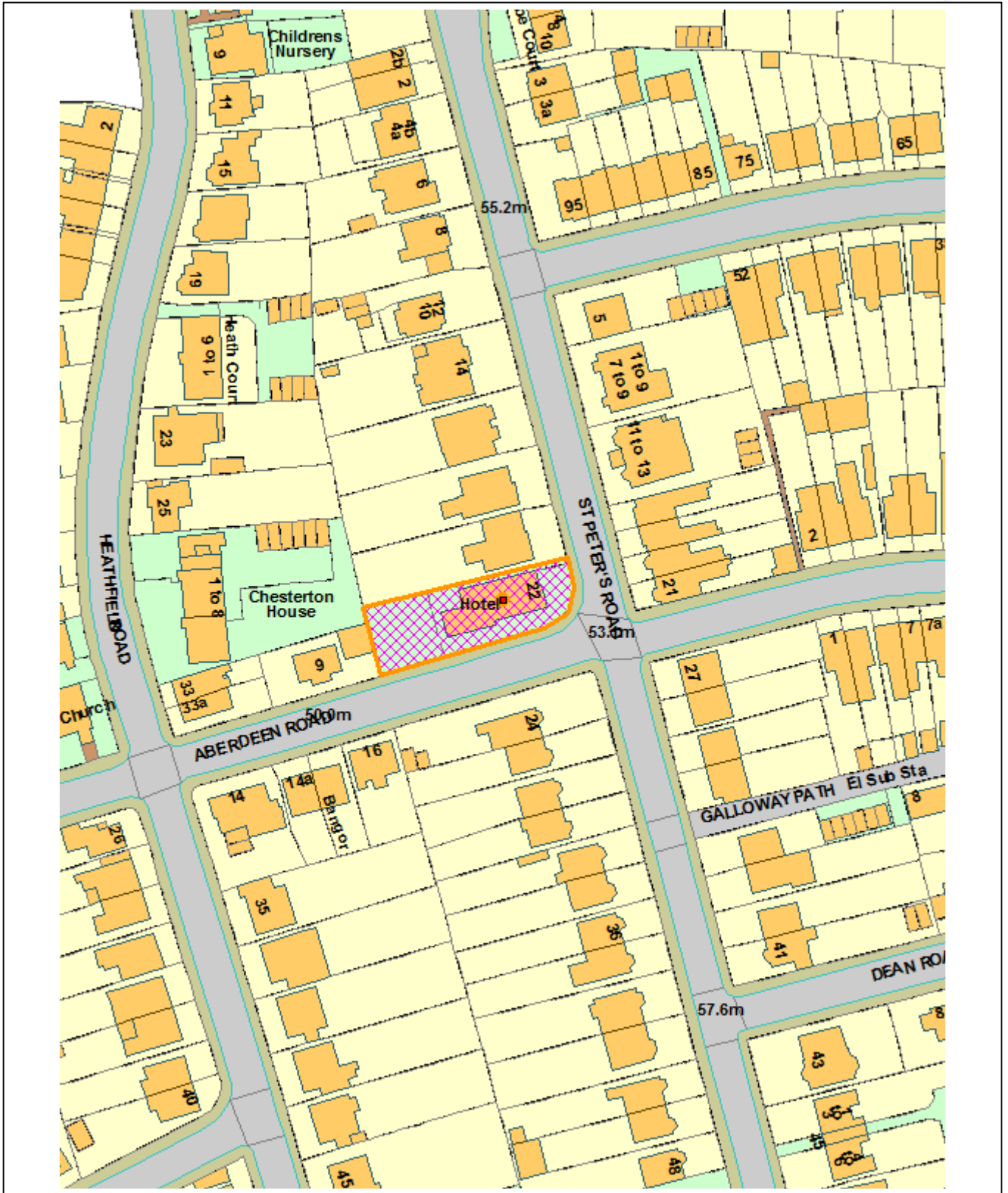
### **Other Planning Issues**

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

### **Conclusions**

- 8.80 The proposed provision of 7 new residential units (6 flats and 1 dwellinghouse) in this location is acceptable in principle, with no protection afforded to hotels. The proposed dwellinghouse would be of a high-quality design and high-quality materials have been specified, with very minor alterations to the existing hotel building to facilitate conversion. The quality of accommodation is on balance acceptable, noting the transgressions in terms of head heights, storage space, private amenity and accessibility, and the quantity of cycle parking and access arrangements are acceptable. Tree losses would be mitigated by replacement planting and landscaping.
- 8.81 It would not result in unacceptable impacts in terms of highways, amenity, or environmental impacts, and would result in a sustainable form of development. In addition, subject to the legal agreement and appropriate conditions, the development would be acceptable.
- 8.82 All material considerations have been addressed, including responses to public consultation. Given the consistency of the scheme with the development plan, and weighing this against all other material planning considerations, the proposal is considered acceptable in planning policy terms.
- 8.83 All other relevant policies and considerations, including the statutory duties set out in the Equalities Act 2010, the Human Rights Act, the Planning and Compulsory Purchase Act, and the Town and Country Planning Act, have been taken into account. Given the consistency of the scheme with the Development Plan and weighing this against all other material planning considerations, the proposal is considered to be acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).





This page is intentionally left blank



## **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.

This page is intentionally left blank

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.

24.07.2023 to 01.09.2023

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](http://www.croydon.gov.uk/onlineplans)).

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

---

Ref. No. : 23/01654/FUL  
Location : 307 Lower Addiscombe Road  
Croydon  
CR0 6RF

Ward : **Addiscombe East**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Alterations, conversion of first floor storage associated with ground floor shop (class E(a)) to form 1x 2-bedroom flat (class C3), erection of single storey side/rear extension, alterations to shopfront, provision of first-floor balcony and associated parking and cycle storage

Date Decision: 09.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01669/HSE  
Location : 33 Ashburton Avenue  
Croydon  
CR0 7JG

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

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

Date Decision: 31.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02023/FUL  
Location : 42 Ashburton Avenue  
Croydon  
CR0 7JE

**Ward : Addiscombe East**  
Type: Full planning permission

Proposal : Installation of a system of solar panels mounted on the roof of 3 garages at the rear.

Date Decision: 04.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02272/HSE  
Location : 54 Elgin Road  
Croydon  
CR0 6XA

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

Proposal : Erection of single storey rear extension and rear patio area.

Date Decision: 03.08.23

**Permission Granted**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Application for outline planning consent for the erection of an additional floor above the existing building to comprise up to 5 self contained residential units with all matters reserved.

Date Decision: 29.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02625/FUL  
Location : 209-213 Lower Addiscombe Road  
Croydon  
CR0 6RB  
Ward : **Addiscombe East**  
Type: Full planning permission

Proposal : Installation of front entrance door and 5 rear windows.

Date Decision: 30.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02628/GPDO  
Location : 209-213 Lower Addiscombe Road  
Croydon  
CR0 6RB  
Ward : **Addiscombe East**  
Type: Prior Appvl - Class E to  
(dwellings) C3

Proposal : Conversion of parts of the upper floors and the rear of the ground floor of 209-213 Lower Addiscombe Road, into 5 self-contained flats.

Date Decision: 30.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02639/LP  
Location : 410 Lower Addiscombe Road  
Croydon  
CR0 7AG  
Ward : **Addiscombe East**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear outbuilding for use as gym/storage.

Date Decision: 11.08.23

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

Level: Delegated Business Meeting

---



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02997/CAT  
Location : 16 Havelock Road  
Croydon  
CR0 6QP

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

Proposal : G1, T2, T4, T5, T6, T7 to be removed.

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02999/CAT  
Location : 233 Addiscombe Road  
Croydon  
CR0 6SQ

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

Proposal : T1 2 x 10m Lime trees - Reduce by 2m to previous pollard points, remove trunk and epicormic growth  
T2 Sycamore near house - Fell to ground level  
G1 Line of Maple trees Cut back 5m lateral branches over garden by 4m to boundary fence line leaving the vertical growth

Date Decision: 30.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03177/LP  
Location : 3 Blackhorse Lane  
Croydon  
CR0 6RT

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

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

Date Decision: 29.08.23

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

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Flat 1  
87 Addiscombe Road  
Croydon  
CR0 6SF  
Type: Outline planning permission

Proposal : Outline planning application (access, appearance and layout only) for alterations, conversion of basement flat to form 1x 2-bedroom flat (C3) and 1x short term holiday let (C1)

Date Decision: 07.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02088/HSE  
Location : 44 Brampton Road  
Croydon  
CR0 6JN  
Ward : **Addiscombe West**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 25.07.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02304/FUL  
Location : 29 Alexandra Road  
Croydon  
CR0 6EY  
Ward : **Addiscombe West**  
Type: Full planning permission

Proposal : Erection of single storey rear extension, first and second floor terraces, alterations to facade and dormer windows, and conversion of the existing dwelling house (Use class C3) into one X 3 Bed flat, one X 2 Bed flat, and one X 1 Bed flat.

Date Decision: 25.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02393/DISC  
Location : 2 Vincent Road  
Croydon  
CR0 6ED  
Ward : **Addiscombe West**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (External Materials & Samples) 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.'



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 62 Kynaston Avenue  
Thornton Heath  
CR7 7BW  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 14.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01882/GPDO  
Location : 56 Bridport Road  
Thornton Heath  
CR7 7QG  
Ward : **Bensham Manor**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.75 metres

Date Decision: 28.07.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02085/LP  
Location : 26 Linden Avenue  
Thornton Heath  
CR7 7DU  
Ward : **Bensham Manor**  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 28.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02177/LP  
Location : 74 Lyndhurst Road  
Thornton Heath  
CR7 7PW  
Ward : **Bensham Manor**  
Type: LDC (Proposed) Operations  
edged

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

Date Decision: 28.07.23

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/02265/HSE  
Location : 28 Geneva Road  
Thornton Heath  
CR7 7BH

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

Proposal : Erection of First Floor Rear Extension (amended description)

Date Decision: 24.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02434/GPDO  
Location : 26 Wiltshire Road  
Thornton Heath  
CR7 7QN

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

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

Date Decision: 04.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02568/FUL  
Location : 58 Lakehall Road  
Thornton Heath  
CR7 7EH

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

Proposal : Alterations, change of use from single dwellinghouse (class C3) to 4-bedroom 4-person HMO (house in multiple occupation) (class C4) (retrospective application)

Date Decision: 31.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02713/GPDO  
Location : 17 Goston Gardens  
Thornton Heath  
CR7 7NR

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.7 metres and a maximum height of 2.95 metres

Date Decision: 23.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02801/LP

**Ward : Bensham Manor**

Location : 75 Warwick Road  
Thornton Heath  
CR7 7NN

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of outbuilding in rear garden

Date Decision: 04.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02978/LP

**Ward : Bensham Manor**

Location : 17 Goston Gardens  
Thornton Heath  
CR7 7NR

Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of loft to habitable space, erection of rear dormer and installation of 3x front facing rooflights.

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03030/NMA

**Ward : Bensham Manor**

Location : 56 Bridport Road  
Thornton Heath  
CR7 7QG

Type: Non-material amendment

Proposal : Non-material amendment to application ref: 23/01878/LP for 'Erection of roof extension to rear of main roofslope, including Juliet Balcony, and installation of three (3) rooflights to front roofslope' The proposed amendments are to remove a rear dormer window and the eaves detail.

Date Decision: 31.08.23

**Not approved**









Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Development Site Former Site Of Barnacle Works  
Bensham Lane  
Croydon  
CR0 2RQ      Type: Discharge of Conditions

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

Date Decision: 04.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02327/HSE      **Ward : Broad Green**  
Location : 40 Miller Road      Type: Householder Application  
Croydon  
CR0 3JY

Proposal : Erection of single storey side extension

Date Decision: 11.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02351/FUL      **Ward : Broad Green**  
Location : 6A Lambeth Road      Type: Full planning permission  
Croydon  
CR0 3LS

Proposal : Front and side extensions together with raising of the roof.

Date Decision: 10.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02366/DISC      **Ward : Broad Green**  
Location : 56 - 58 Factory Lane      Type: Discharge of Conditions  
Croydon  
CR0 3RL

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Discharge of condition 18 (Delivery and Service Management Plan) attached to planning permission for 21/06012/FUL for demolition of existing buildings and the development of a Class E(g)ii, E(g)iii, B2 and B8 use employment unit with ancillary office accommodation, associated external yard areas, HGV, car parking and cycle parking, servicing areas, external lighting, soft landscaping, infrastructure and associated works.

Date Decision: 11.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02429/DISC

**Ward : Broad Green**

Location : 18 Bute Road  
Croydon  
CR0 3RT

Type: Discharge of Conditions

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: 08.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02462/LP

**Ward : Broad Green**

Location : Unit 2, Valley Retail And Leisure Park  
Hesterman Way  
Croydon  
CR0 4YA

Type: LDC (Proposed) Use edged

Proposal : Lawful Development Certificate for the internal subdivision of unit 2 in to two separate units (Unit 2 as previously approved under planning permisisions 93/1392/P and 93/1629P)

Date Decision: 10.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02479/FUL

**Ward : Broad Green**

Location : Christ Church Byers Memorial Hall  
183 Handcroft Road  
Croydon  
CR0 3LF

Type: Full planning permission

Proposal : Proposed new glass front door

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 25.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02546/GPDO  
Location : 133 Wentworth Road  
Croydon  
CR0 3HZ

**Ward : Broad Green**  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 4.5 metres from the rear wall of the original house with a height to the eaves of 2.85 metres and a maximum height of 3.35 metres

Date Decision: 17.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02554/LP  
Location : 45 Rochford Way  
Croydon  
CR0 3AG

**Ward : Broad Green**  
Type: LDC (Proposed) Use edged

Proposal : Detached garage conversion into habitable space.

Date Decision: 14.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02566/HSE  
Location : 174 Sumner Road South  
Croydon  
CR0 3LY

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

Proposal : Erection of two-storey rear extension with associated works

Date Decision: 29.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02610/DISC

**Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Independence Court  
185 London Road  
Croydon  
CR0 2WN  
Type: Discharge of Conditions

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: 31.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01255/HSE  
Ward : **Crystal Palace And Upper Norwood**

Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR  
Type: Householder Application

Proposal : Alterations, erection of single-storey rear extension, removal of external cast-iron staircase and associated door in rear elevation, and provision of rear terrace with associated excavation works and retaining wall

Date Decision: 31.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01256/LBC  
Ward : **Crystal Palace And Upper Norwood**

Location : 117 Church Road  
Upper Norwood  
London  
SE19 2PR  
Type: Listed Building Consent

Proposal : Alterations, erection of single-storey rear extension, removal of external cast-iron staircase and associated door in rear elevation, and provision of rear terrace with associated excavation works and retaining wall

Date Decision: 31.08.23









Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of single storey side/rear extension to the doctors surgery

Date Decision: 31.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02663/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 248 Grange Road  
South Norwood  
London  
SE25 6TB  
Type: Householder Application

Proposal : Erection of ground floor single storey rear extension and Alterations to side extension.

Date Decision: 29.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02664/LP **Ward : Crystal Palace And Upper Norwood**

Location : 248 Grange Road  
South Norwood  
London  
SE25 6TB  
Type: LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to gable end, Erection of rear dormer roof extension and Installation of three (3) rooflights into front roofslope.

Date Decision: 25.07.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02690/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 284 Beulah Hill  
Upper Norwood  
London  
SE19 3HF  
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Discharge of Conditions 4 (landscaping and boundary treatments) and 5 (cycle and refuse storage) attached to permission 23/00284/FUL for Alterations, conversion of single dwelling to form 1x 3bed flat, 1x 2bed flat and 1x 1bed flat, erection of single-storey side/rear extension, provision of 2 rooflights in front roofslope and associated landscaping, cycle and refuse storage.

Date Decision: 15.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02802/DISC **Ward : Crystal Palace And Upper Norwood**

Location : 134 Auckland Road  
Upper Norwood  
London  
SE19 2RQ  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3, (materials), 4 (Screening), 5 (Landscaping) and 6 (Sections) of LPA ref: 21/05926/HSE (Internal alterations and erection of two storey side extension, single storey rear extension, erection of first floor balcony and hard and soft landscaping to front side and rear gardens).

Date Decision: 15.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02841/CAT **Ward : Crystal Palace And Upper Norwood**

Location : Flat 1  
9 Sylvan Hill  
Upper Norwood  
London  
SE19 2QB  
Type: Works to Trees in a Conservation Area

Proposal : Front garden -  
T1-Oak Lift low epicormic growth to give clearance from property  
T2- Leylandi (corner of property 9A) Cut back to give a clearance from property of 2 meters

Date Decision: 25.08.23

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

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : The Coach House  
29 Sylvan Road  
Upper Norwood  
London  
SE19 2RU

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Lime - remove  
T2 Sycamore - remove

Date Decision: 30.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 21/04395/FUL

Location : 36 & 38 Vincent Road  
Coulsdon  
CR5 3DH

Ward : **Coulsdon Town**

Type: Full planning permission

Proposal : Erection of a two storey front infill extension.

Date Decision: 04.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 22/04547/DISC

Location : Former Cane Hill Development Site  
Coulsdon  
CR5 3JW

Ward : **Coulsdon Town**

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Discharge of condition number 77 (Carbon Offset) attached to planning permission ref. 13/02527/P. (Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwelling house; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwelling house, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage).

Date Decision: 25.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/04706/FUL

**Ward : Coulsdon Town**

Location : 185 Chipstead Valley Road  
Coulsdon  
CR5 3BR

Type: Full planning permission

Proposal : The installation of an extractor flue

This change will require to have commercial extractor flue at the rear facade.

Date Decision: 24.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00336/DISC

**Ward : Coulsdon Town**

Location : Land Adjacent 28 Fairdene Road  
Coulsdon  
CR5 1RA

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Discharge Conditions 4 (Landscaping), 8 (Waste Management) and 9 (Cycle Storage) attached to planning permission ref. 18/04370/FUL for 'Demolition of the existing garage and erection of a two storey building with an additional basement level providing 4 flats, comprising 2x 1-bedroom, 1x 2-bedroom and 1x 3-bedroom units, two parking spaces, refuse and cycle stores, private balconies and terrace areas, and amenity space to the rear'

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/00617/FUL

Ward : **Coulsdon Town**

Location : 220-224 Brighton Road  
Coulsdon  
CR5 2NF

Type: Full planning permission

Proposal : Demolition of existing car garage fronting Lion Green Road and existing two-storey commercial premises fronting Brighton Road; Construction of a mixed use development comprising two commercial units at ground floor level fronting Brighton Road with 6 flats arranged over the first, second and third floors; Construction of 3 dwelling houses fronting Lion Green Road; Associated refuse and cycle stores.

Date Decision: 10.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/00810/DISC

Ward : **Coulsdon Town**

Location : Land Adjacent To 28 Fairdene Road  
Coulsdon  
CR5 1RA

Type: Discharge of Conditions

Proposal : Discharge Conditions 4 (Landscaping), 8 (Waste Management) and 9 (Cycle Storage) attached to planning permission ref. 18/04370/FUL for 'Demolition of the existing garage and erection of a two storey building with an additional basement level providing 4 flats, comprising 2x 1-bedroom, 1x 2-bedroom and 1x 3-bedroom units, two parking spaces, refuse and cycle stores, private balconies and terrace areas, and amenity space to the rear'

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01201/FUL

Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 10A The Drive  
Coulsdon  
CR5 2BL  
Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and ancillary structure and erection of a three storey building, including basement area and accommodation in the roof space to provide 9 self-contained flats (comprising 5 x one-bedroom, 1 x two-bedroom and 3 x three-bedroom), provision of 6 parking spaces, private amenity space and landscaping including retaining walls.

Date Decision: 25.07.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/01886/FUL  
Location : 24A Brighton Road  
Coulsdon  
CR5 2BA  
Ward : Coulsdon Town  
Type: Full planning permission

Proposal : Alterations, use of property as house in multiple occupation for a maximum of 10 occupants with associated parking, refuse and cycle storage (partly retrospective).

Date Decision: 31.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01898/HSE  
Location : 9 Sherwood Road  
Coulsdon  
CR5 3DJ  
Ward : Coulsdon Town  
Type: Householder Application

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

Date Decision: 27.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01935/GPDO  
Location : 6 Station Approach Road  
Coulsdon  
CR5 2NS  
Ward : Coulsdon Town  
Type: Prior Appvl - Class E to (dwellings) C3



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Change of use of part of the ground floor from commercial (Use Class E) to residential (Use Class C3) to create one self-contained dwelling (Prior Approval Notification - Schedule 2, Part 3, Class MA).

Date Decision: 24.07.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02104/HSE  
Location : 14 Stoats Nest Village  
Coulsdon  
CR5 2JL

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

Proposal : Alterations, erection of single storey front extension

Date Decision: 25.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02121/TRE  
Location : 13 Olave Close  
Coulsdon  
Croydon  
CR5 3FW

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

Proposal : T1: Pine - Fell, T2: Pine - Fell, T3: White Beam - To crown reduce by 2.0m (TPO no. 25, 1993)

Date Decision: 08.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02128/FUL  
Location : 41 Chipstead Valley Road  
Coulsdon  
CR5 2RB

**Ward : Coulsdon Town**  
Type: Full planning permission

Proposal : Change of use from retail (Class E) to tattoo parlour (sui generis).

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02135/LP

**Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 112 St Andrews Road  
Coulsdon  
CR5 3HD  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable roof extension and rear dormer with 2 rooflights in the front  
roofslope.

Date Decision: 25.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02202/DISC  
Location : 27A And 29 The Grove  
Coulsdon  
CR5 2BH  
Ward : **Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge Condition 8 (Materials) 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: 07.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02254/DISC  
Location : 1 Moorsom Way  
Coulsdon  
CR5 1AG  
Ward : **Coulsdon Town**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (CLP), 4 (Materials), 5 (Landscaping) and 6 (SUDS) attached  
to planning permission ref. 20/00593/FUL for the subdivision of existing rear garden,  
demolition of detached garage and erection of a two-storey detached dwellinghouse with  
associated parking, cycle and refuse storage and external alterations to the existing  
dwelling.

Date Decision: 02.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02275/GPDO  
Location : 5 Ashcroft Rise  
Coulsdon  
CR5 2SS  
Ward : **Coulsdon Town**  
Type: Prior Appvl - Class A Larger  
House Extns

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.8 metres and a maximum height of 3 metres (amended description)

Date Decision: 26.07.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02298/LP

Ward : Coulsdon Town

Location : 60 Woodcote Grove Road  
Coulsdon  
CR5 2AD

Type: LDC (Proposed) Use edged

Proposal : Use as a children's care home within class C3(b).

Date Decision: 03.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02329/HSE

Ward : Coulsdon Town

Location : 112 St Andrews Road  
Coulsdon  
CR5 3HD

Type: Householder Application

Proposal : Erection of pitched roof above the existing side extension to provide habitable roof space.

Date Decision: 03.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02332/FUL

Ward : Coulsdon Town

Location : 5 The Avenue  
Coulsdon  
CR5 2BN

Type: Full planning permission

Proposal : Demolition of double garage/outbuilding, alterations to land levels, erection of detached two/three storey dwellinghouse with dormer to rear roof slope including accommodation in the roofspace and lower ground floor level (4 levels of accommodation), with associated parking, refuse store and cycle store. Dormer window to attic bedroom in host dwelling.

Date Decision: 08.08.23

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/02353/FUL  
Location : Land To The Rear Of 130 Brighton Road  
Coulsdon  
CR5 2ND

**Ward :** Coulsdon Town  
**Type:** Full planning permission

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

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02388/HSE  
Location : 14 Fairdene Road  
Coulsdon  
CR5 1RA

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

Proposal : Conversion of garage into habitable space.

Date Decision: 23.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02491/LP  
Location : 22 Brighton Road  
Coulsdon  
CR5 2BA

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

Proposal : Alterations to and conversion of side/rear garage to habitable room

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02496/LP  
Location : 106 Downs Road  
Coulsdon  
CR5 1AE

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

Proposal : Erection of single storey rear extension.

Date Decision: 11.08.23



Ref. No. : 23/02606/HSE  
Location : 19 Dunsfold Rise  
Coulsdon  
CR5 2ED

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

**Proposal :** Demolition of side extensions and porch, alterations, erection of single/two storey front/side and single/two storey rear extension

**Date Decision:** 25.08.23

**Permission Granted**

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02675/DISC  
Location : Land Development Site Formerly  
116 Reddown Road  
Coulsdon  
CR5 1AL

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

**Proposal :** Discharge of condition number 7 (Landscaping) attached to planning permission ref. 21/00338/FUL. (Demolition of existing dwelling and erection of two X 3 storey terraced blocks comprising 8 three bedroom dwelling houses with associated access, 8 parking spaces, cycle storage and refuse store at 116 Reddown Road, Coulsdon, CR5 1AL).

**Date Decision:** 01.09.23

**Approved**

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02727/LP  
Location : 9 St Andrews Road  
Coulsdon  
CR5 3HH

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

**Proposal :** Erection of single storey rear extension.

**Date Decision:** 31.07.23

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

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02778/GPDO  
Location : 68 Bramley Avenue  
Coulsdon  
CR5 2DQ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

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

Date Decision: 24.08.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02839/DISC  
Location : 27A The Grove  
Coulsdon  
CR5 2BH

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

Proposal : Discharge Condition 6 (Sustainable Urban Drainage) 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: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/03007/LP  
Location : 78 Rickman Hill  
Coulsdon  
CR5 3DR

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

Proposal : Erection of an outbuilding (following demolition of existing outbuilding).

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03025/TR5  
Location : 13 Woodfield Hill  
Coulsdon  
CR5 3EL

**Ward : Coulsdon Town**  
Type: 5 Day Notification to Remove TPO(s)

Proposal : To section fell mature dead Horse Chestnut (TPO no. 14, 1990)

Date Decision: 08.08.23

**No Objection**







Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/00287/GPDO  
Location : 254 High Street  
Croydon  
CR0 1NF

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

Proposal : Prior approval application for change of use from office (Class E) to residential (Class C3) resulting in 9 residential units and associated cycle and refuse storage facilities.

Date Decision: 26.07.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 23/00923/FUL  
Location : Boulevard Point  
15 Scarbrook Road  
Croydon  
CR0 1LY

**Ward : Fairfield**  
Type: Full planning permission

Proposal : Formation of mezzanine level and provision of new residential unit (studio flat) in redundant service space of existing building and addition of new windows and a balcony at rear of building for the new flat

Date Decision: 18.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01028/FUL  
Location : 254 High Street  
Croydon  
CR0 1NF

**Ward : Fairfield**  
Type: Full planning permission

Proposal : Proposed external alterations to the elevations

Date Decision: 26.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01339/FUL  
Location : 74 - 78 North End  
Croydon  
CR0 1UJ

**Ward : Fairfield**  
Type: Full planning permission

Proposal : Installation of mechanical ventilation

Date Decision: 23.08.23



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/01607/DISC **Ward : Fairfield**  
Location : Tavistock Court Type: Discharge of Conditions  
Tavistock Road  
Croydon  
CR0 2AL

Proposal : Discharge of conditions 4 (boundary treatments), 6 (screening), 11 (refuse/recycling) attached to planning permission ref. 20/02630/FUL for Erection of 3 storey building on western car park area to provide 6 dwellings with associated landscaping/works

Date Decision: 02.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01693/GPDO **Ward : Fairfield**  
Location : Alhambra House Type: Prior Appvl - Class E to  
9 St Michael's Road (dwellings) C3  
Croydon  
CR9 3DD

Proposal : Change of use of the 3rd floor from Class E to C3 to provide 3 x 2-bed residential flats.

Date Decision: 27.07.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 23/01989/FUL **Ward : Fairfield**  
Location : 252 High Street Type: Full planning permission  
Croydon  
CR0 1NF

Proposal : Construction of a single-storey extension at 2nd floor level to the existing building to provide 1no. new flat. Associated alterations to include refuse and cycle storage.

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02006/DISC **Ward : Fairfield**  
Location : Amp House Type: Discharge of Conditions  
Dingwall Road  
Croydon  
CR9 2AU



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of first floor rear extension and three rear facing dormer windows. Conversion of first and second floors to provide 4 flats with access from Church Path and associated alterations.

Date Decision: 21.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02234/FUL

**Ward : Fairfield**

Location : 5 Bedford Park  
Croydon  
CR0 2GT

Type: Full planning permission

Proposal : Installation of External Smoke Shaft.

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02281/LP

**Ward : Fairfield**

Location : 53 Derby Road  
Croydon  
CR0 3SF

Type: LDC (Proposed) Use edged

Proposal : Change of use from a dwellinghouse (Class C3) to a children care home accommodating up to three children and three carers (Class C2)

Date Decision: 07.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02349/FUL

**Ward : Fairfield**

Location : 139A North End  
Croydon  
CR0 1TN

Type: Full planning permission

Proposal : Alterations, installation of 2x replacement external ATMs and associated signage

Date Decision: 15.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02350/ADV

**Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 139A North End  
Croydon  
CR0 1TN  
Type: Consent to display  
advertisements

Proposal : Installation of 2x internally illuminated ATM signage.

Date Decision: 15.08.23

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02453/DISC  
Location : Former Site Of The Tamworth Arms  
62 Tamworth Road  
Croydon  
CR0 1XW  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (materials) attached to planning permission 19/02881/FUL for the extension, partial demolition and conversion of building to create 4 x 1 bedroom and 2 x 3 bedroom flats with associated cycle parking and amenity space.

Date Decision: 17.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02545/DISC  
Location : Land Adjacent To Croydon College  
College Road  
Croydon, CR0 1PF  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 11 PART C (public art) 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: 14.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02559/FUL  
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 252 High Street  
Croydon  
CR0 1NF  
Type: Full planning permission

Proposal : Construction of a extension to third floor to create one additional flat.

Date Decision: 25.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02580/DISC  
Location : Capitan House  
1C Church Road  
Croydon  
CR0 1SG  
Ward : **Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Cycles and Bins) attached to planning permission 23/00402/GPDO (Change of use of first, second, and third floors from office (Use Class E) to residential (Use Class C3) to provide 3no. flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date Decision: 30.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02582/PDO  
Location : The Magistrates Court And The Coroners  
Court  
Barclay Road  
Croydon  
CR0 1JN  
Ward : **Fairfield**  
Type: Observations on permitted development

Proposal : Proposed rooftop installation comprising, 6no. antennas, 1no. GPS module, 1no. 300ø dish, 1no. 600ø dish, 3no. cabinets to be installed and associated ancillary works.

Date Decision: 28.07.23

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 23/02624/HSE  
Ward : **Fairfield**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 60 Clarendon Road  
Croydon  
CR0 3SG  
Type: Householder Application

Proposal : Rear roof extension (dormer)

Date Decision: 30.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02681/HSE  
Location : 64 Frith Road  
Croydon  
CR0 1TA  
Ward : **Fairfield**  
Type: Householder Application

Proposal : Erection of a rear dormer and installation of 2 rooflights on the front slope.

Date Decision: 01.09.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02706/HSE  
Location : 4 Cranmer Road  
Croydon  
CR0 1SR  
Ward : **Fairfield**  
Type: Householder Application

Proposal : Erection of single storey side return extension

Date Decision: 21.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02988/NMA  
Location : Leon House  
233 High Street  
Croydon  
CR0 1FW  
Ward : **Fairfield**  
Type: Non-material amendment

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Non-material amendment (alterations to introduce a secondary stair and lift core to each building, and enlarge the lift overrun on Blocks A and B) to planning permission ref 18/06140/FUL for Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.

Date Decision: 22.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 21/01475/FUL

**Ward : Kenley**

Location : R/O 42 Kenley Lane  
(Fronting Hermitage Road)  
Kenley  
CR8 5DD

Type: Full planning permission

Proposal : Demolition of existing outbuildings and erection of a 3 bedroom 2 storey dwelling

Date Decision: 01.08.23

**Not Determined application**

Level: Delegated Business Meeting

---

Ref. No. : 21/04380/FUL

**Ward : Kenley**

Location : 15 & R/O 17 Wattendon Road  
Kenley  
CR8 5LW

Type: Full planning permission

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

Date Decision: 01.08.23

**Permission Refused**

Level: Planning Committee

---

Ref. No. : 21/04660/FUL

**Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Rokewood Court  
20 Roke Road  
Kenley  
CR8 5DY

Type: Full planning permission

Proposal : Retrospective application for installation of external flues

Date Decision: 21.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/03352/HSE  
Location : 5 Driftwood Drive  
Kenley  
CR8 5HT

**Ward : Kenley**  
Type: Householder Application

Proposal : Hip to gable roof extension, raising the ridge height of the main roof, two storey rear extension, single storey rear extension, new ground floor window on the east side elevation and new first floor window on the west side elevation.

Date Decision: 09.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 22/03650/PAD  
Location : 233 Hayes Lane  
Kenley  
CR8 5HN

**Ward : Kenley**  
Type: Determination prior approval  
demolition

Proposal : Prior notification of the proposed demolition of dwelling and garage at 233 Hayes Lane

Date Decision: 01.08.23

**Not Determined application**

Level: Delegated Business Meeting

---

Ref. No. : 23/01670/HSE  
Location : 2 Highland Road  
Purley  
CR8 2HS

**Ward : Kenley**  
Type: Householder Application

Proposal : Alterations. Erection of a first floor front extension. Erection of new external staircase to front door.

Date Decision: 26.07.23

**Permission Granted**



## Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 279 Hayes Lane  
Kenley  
CR8 5EJ

Type: Works to Trees in a  
Conservation Area

Proposal : T1 Western red cedar - Remove the lowest large branch and all other smaller branches on trunk, up to a height of 2m above ground level.  
T2 Lawson Cypress - Trim back neighbouring Lawson cypress tree, as hard as practicable to match into the top, whilst maintaining as natural a shape as possible.  
T3 Yew - Reduce back neighbouring Yew tree, as hard as practicable to match into the top, whilst maintaining as natural a shape as possible.  
H1 Laurel (red line on sketch plan) - Neighbouring Laurel hedge - Cut back the entire length to approximately 2-3ft from boundary fence and squaring off on the lane side to the North.

Date Decision: 07.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02844/TRE  
Location : 2 Glenside Close  
Kenley  
CR8 5AX

Ward : **Kenley**  
Type: Consent for works to protected  
trees

Proposal : T2 Ash tree: Crown thin by 10%  
(TPO 08, 2001)

Date Decision: 25.08.23

### **Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03104/TR5  
Location : 15 Hermitage Road  
Kenley  
CR8 5EA

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

Proposal : T1 Beech - Fell due to significant ganoderma presence around stem base and further up tree. Significant decay cavity at base and significant dysfunctionality of canopy. Concerns for structural integrity of tree. High target. Replace with another Beech tree.  
(TPO no. 32, 2008)

Date Decision: 17.08.23

### **No Objection**

Level: Planning Committee

Ref. No. : 23/01724/HSE  
Location : 47 Castle Hill Avenue  
Croydon  
CR0 0TG

**Ward :** New Addington North  
Type: Householder Application

Proposal : Installation of accessible ramp and railings

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02431/HSE  
Location : 13 Ripley Close  
Croydon  
CR0 0RP

**Ward :** New Addington North  
Type: Householder Application

Proposal : Erection of single storey detached outbuilding (Retrospective)

Date Decision: 15.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02621/FUL  
Location : Goldcrest Youth And Community Centre  
Goldcrest Way  
Croydon  
CR0 0PL

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

Proposal : Change of Use from F2 (Community Centre) to F1 (Place of Worship), creation of car park and erection of cycle storage

Date Decision: 01.09.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00814/FUL

**Ward :** New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 60 Vulcan Way  
Croydon  
CR0 9UG  
Type: Full planning permission

Proposal : Installation of external fridge and canopy

Date Decision: 16.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02392/PA8  
Location : Warbank Crescent Street Works  
Croydon  
CR0 0AB  
Ward : **New Addington South**  
Type: Telecommunications Code  
System operator

Proposal : Proposed 15m 5G telecoms installation: H3G street pole and additional equipment cabinets.

Date Decision: 03.08.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02502/LP  
Location : 43 Hares Bank  
Croydon  
CR0 0ET  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of garage into habitable room with associated external alterations

Date Decision: 29.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02571/HSE  
Location : 4 Wolsey Crescent  
Croydon  
CR0 0PE  
Ward : **New Addington South**  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 29.08.23

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 23/00117/HSE  
Location : 24 Hillcote Avenue  
Norbury  
London  
SW16 3BQ

Ward : **Norbury Park**  
Type: Householder Application

Proposal : Erection of part single, part double storey side and rear extensions. Erection of hip to gable and rear dormers. Internal floor plan re configuration.

Date Decision: 01.08.23

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 23/00368/FUL  
Location : 7 Buckingham Gardens  
Thornton Heath  
CR7 8AT

Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Part retrospective/part proposed application for alterations, conversion of single dwelling to form 1x 3-bedroom flat, 1x 2-bedroom flat, and 1x 1-bedroom flat, erection of part single/two storey rear/side extension, hip to gable and rear dormer extension, provision of 3x rooflights in front roofslope, associated boundary treatments and cycle and refuse storage

Date Decision: 29.08.23

### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 23/01020/FUL  
Location : Store And Premises Rear Of  
20 Green Lane  
Thornton Heath  
CR7 8BB

Ward : **Norbury Park**  
Type: Full planning permission

Proposal : Change of use from B8 (Storage) to Use Class E (g) iii (any industrial process that can be carried out in a residential area without detriment to amenity), Partial demolition and extension of building to provide workshop/office/rest room.







Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 46 Virginia Road  
Thornton Heath  
CR7 8EJ  
Type: Removal of Condition

Proposal : Variation of Condition 2 (In accordance with plans) attached to planning permission 22/00533/HSE (Demolition of single storey side/ rear ext. Erection of single/double storey side extension. Erection of single storey rear extension. Erection of hip to gable and two rear dormers.)

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02297/GPDO  
Location : 243 Norbury Avenue  
Thornton Heath  
CR7 8AB  
Ward : **Norbury Park**  
Type: Prior Appvl - Class A Larger House Extns

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

Date Decision: 26.07.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02397/HSE  
Location : 44 Maryland Road  
Thornton Heath  
CR7 8DF  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Erection of single storey rear extension with patio, Conversion of garage to a habitable room.

Date Decision: 25.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02507/HSE  
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 55 Georgia Road  
Thornton Heath  
CR7 8DW  
Type: Householder Application

Proposal : Erection of hip to gable and rear dormer. Erection of 2x front rooflights.

Date Decision: 17.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02655/HSE  
Location : 146 Biggin Hill  
Upper Norwood  
London  
SE19 3HP  
Ward : **Norbury Park**  
Type: Householder Application

Proposal : Proposed re-rendering of the house with brick slips at ground floor, raising of the roof ridgeline, conversion of the existing garage into a utility room with new doors, installation of photovoltaic panels to all sides of the roof, alterations to the fenestration and external works to the front of the site. Other associated alterations.

Date Decision: 31.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02950/LP  
Location : 76 Green Lane  
Thornton Heath  
CR7 8BE  
Ward : **Norbury Park**  
Type: LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to gable end, Erection of roof extension to rear of main roofslope and installation of three roof lights in front roof slope.

Date Decision: 18.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/00904/FUL  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 14 Beech Road  
Norbury  
London  
SW16 4NW  
Type: Full planning permission

Proposal : Alterations, conversion of single dwelling to form 1x 3bed unit, 1x 1bed unit and 1x studio unit, erection of single-storey rear extension, enlargement of existing rear dormer extension and provision of associated cycle and refuse storage

Date Decision: 26.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01312/HSE  
Location : 31 Croindene Road  
Norbury  
London  
SW16 5RE  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Installation of 9x solar panels on roof of existing side and rear extensions

Date Decision: 21.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01915/LP  
Location : 23 Upwood Road  
Norbury  
London  
SW16 5RB  
Ward : **Norbury And Pollards Hill**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension. Erection of rear dormer, installation of three rooflights on front roofslope.

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02058/GPDO  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 79 Stanford Road  
Norbury  
London  
SW16 4PP  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension which projects out 5 metres from the rear wall of the original house with an eaves height of 2.40 metres and a maximum height of 3.20 metres

Date Decision: 04.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02080/HSE  
Location : 97 Norbury Court Road  
Norbury  
London  
SW16 4HX  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of single storey rear extension to existing detached garage.

Date Decision: 27.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02188/HSE  
Location : 104 Northborough Road  
Norbury  
London  
SW16 4AZ  
Ward : **Norbury And Pollards Hill**  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 11.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02323/DISC  
Ward : **Norbury And Pollards Hill**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 1391 - 1393 London Road  
Norbury  
London  
SW16 4AN

Type: Discharge of Conditions

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

Date Decision: 22.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02562/DISC

Location : Development Site Former Site Of  
66 Pollards Hill North  
Norbury  
London  
SW16 4NY

Ward : **Norbury And Pollards Hill**

Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (CEMP) and 11 (biodiversity) 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: 23.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02563/DISC

Location : Development Site Former Site Of  
66 Pollards Hill North  
Norbury  
London  
SW16 4NY

Ward : **Norbury And Pollards Hill**

Type: Discharge of Conditions





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.92 metres and a maximum height of 3 metres

Date Decision: 23.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02755/GPDO  
Location : 55 Norton Gardens  
Norbury  
London  
SW16 4TB

**Ward : Norbury And Pollards Hill**  
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 2.97 metres and a maximum height of 3.97 metres

Date Decision: 18.08.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02798/TRE  
Location : Garage Block Rear Of  
1 Pollards Hill South  
Norbury  
London  
SW16 4LW

**Ward : Norbury And Pollards Hill**  
Type: Consent for works to protected trees

Proposal : T1 - Oak - Fell  
(TPO 30, 1973)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02928/LP  
Location : 60 Dalmeny Avenue  
Norbury  
London  
SW16 4RT

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

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

Date Decision: 18.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03020/LP

**Ward : Norbury And Pollards Hill**

Location : 155 Tylecroft Road  
Norbury  
London  
SW16 4BJ

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension.

Date Decision: 17.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 21/06259/DISC

**Ward : Old Coulsdon**

Location : 34 Caterham Drive  
Coulsdon  
CR5 1JF

Type: Discharge of Conditions

Proposal : Discharge of Condition 2 (Materials), 4 (Landscaping), 6 (boundaries, cycle and refuse storage), 7 (surface water), 9 (SUDS) attached to planning permission 19/03385/FUL.

Date Decision: 08.08.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/00247/FUL

**Ward : Old Coulsdon**

Location : Territorial Army Centre  
Marlpit Lane  
Coulsdon  
CR5 2HD

Type: Full planning permission

Proposal : Demolition of the existing garage block and slab. The erection of an accommodation block including the provision of 1no. new bin store and 1no. external plant area with associated landscaping works. Alterations to the elevations of the main building.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 16.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00816/HSE  
Location : 102 Waddington Avenue  
Coulsdon  
CR5 1QN

**Ward : Old Coulsdon**  
Type: Householder Application

Proposal : Erection of ground and first floor extension to front of property (AMENDED DESCRIPTION)

Date Decision: 11.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01397/HSE  
Location : 18 Caterham Drive  
Coulsdon  
CR5 1JE

**Ward : Old Coulsdon**  
Type: Householder Application

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

Date Decision: 17.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01743/HSE  
Location : 15 Canon's Hill  
Coulsdon  
CR5 1HB

**Ward : Old Coulsdon**  
Type: Householder Application

Proposal : Alterations and single storey rear extension, loft conversion including raising the ridge height, and new garage/storage.

Date Decision: 25.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01777/HSE

**Ward : Old Coulsdon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 53 Byron Avenue  
Coulsdon  
CR5 2JS  
Type: Householder Application

Proposal : Demolition of existing side garage and workshop and erection of new two storey side extension.

Date Decision: 28.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02002/LP  
Location : 118 Coulsdon Road  
Coulsdon  
CR5 2LB  
Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Proposal : Partial conversion of garage to habitable space, erection of single storey side extension and rear dormer loft conversion.

Date Decision: 25.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02144/LP  
Location : 102 Bradmore Way  
Coulsdon  
CR5 1PB  
Ward : **Old Coulsdon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of an outbuilding to the rear garden.

Date Decision: 27.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02227/HSE  
Location : 18 Carew Close  
Coulsdon  
CR5 1QS  
Ward : **Old Coulsdon**  
Type: Householder Application

Proposal : Alterations and proposed single storey rear extension following demolition of conservatory and extension of terrace.



**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02471/GPDO

**Ward : Old Coulsdon**

Location : 29 Mead Way  
Coulsdon  
CR5 1PP

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 07.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02476/HSE

**Ward : Old Coulsdon**

Location : 51 Tollers Lane  
Coulsdon  
CR5 1BF

Type: Householder Application

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

Date Decision: 09.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02599/DISC

**Ward : Old Coulsdon**

Location : 8 Coulsdon Road  
Coulsdon  
CR5 2LA

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (External materials) of planning permission 19/03965/FUL (Demolition of the existing property and erection of six new apartments and 2 houses (houses to front Petersfield Crescent), with associated new access, parking, refuse and cycle stores and landscaping)

Date Decision: 08.08.23

**Approved**

Level: Delegated Business Meeting

Ref. No. : 23/02609/HSE  
Location : 130 Chaldon Way  
Coulsdon  
CR5 1DE

**Ward :** Old Coulsdon  
**Type:** Householder Application

**Proposal :** Erection of a single storey rear extension.

**Date Decision:** 30.08.23

**Permission Granted**

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02634/DISC  
Location : Ash Villas  
86 Bradmore Way  
Coulsdon  
CR5 1PB

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

**Proposal :** Discharge Condition 7 (Sustainable Urban Drainage) attached to Planning Permission ref. 21/02020/FUL for 'Demolition of existing dwelling and garage and erection of a 2-3 storey building (including lower ground floor), comprising 7 dwellings, together with car parking, cycle parking, refuse storage and associated landscaping'

**Date Decision:** 31.08.23

**Approved**

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02851/LP  
Location : 114 Chaldon Way  
Coulsdon  
CR5 1DE

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

**Proposal :** Hip to gable roof extension with side facing window, rear dormer and rooflights to front slope

**Date Decision:** 31.07.23

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

**Level:** Delegated Business Meeting

---

Ref. No. : 23/02895/LP

**Ward :** Old Coulsdon



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 1 Larkin Close  
Coulsdon  
CR5 2LS  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of garage to home office, alterations include installation of new front and side windows.

Date Decision: 07.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02284/HSE  
Location : 38 Fitzjames Avenue  
Croydon  
CR0 5DD  
Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Alterations including two storey side extensions and two storey front extension including front porch, dormer extension in rear roof slope, roof lights in front side and rear roof slopes and erection of single storey rear extension

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02432/DISC  
Location : 22A Brownlow Road  
Croydon  
CR0 5JT  
Ward : **Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (materials), 4 (Boundaries, bikes, bins, balcony), and 5 part 5 (landscaping; child play space) attached to planning permission for 20/02301/FUL for the erection of three storey building to the side comprising two flats with provision of associated cycle and bin storage.

Date Decision: 25.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02648/LP  
Ward : **Park Hill And Whitgift**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 5 Rushmead Close  
Croydon  
CR0 5JG  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of replacement porch and alterations.

Date Decision: 01.09.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02653/TRE  
Location : 39 Tidenham Gardens  
Croydon  
CR0 5UT  
Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected  
trees

Proposal : T1 - Pine: crown raise to a height of 3m , reduce closest branches to the building by 1m  
(TPO 04, 2011)

Date Decision: 07.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02685/DISC  
Location : Development Site At  
114 Addiscombe Road  
Croydon  
CR0 5PQ  
Ward : **Park Hill And Whitgift**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 9 Construction logistics Plan of planning permisison  
19/05965/FUL granted for demolition of existing building and erection of two dwelling  
houses with off street parking.

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02994/TRE  
Location : 8 Rushmead Close  
Croydon  
CR0 5JG  
Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected  
trees

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : 1. Corsican Pine - Shorten SW overextended lateral branch ends by between 1.5-2m in length, Shorten NE overextended lateral branch ends by between 1.5-2m in length, Remove dead wood.  
(TPO 3, 1968)

Date Decision: 30.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03033/LP  
Location : 142 Addiscombe Road  
Croydon  
CR0 7LA

Ward : **Park Hill And Whitgift**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations and erection of a single storey side extension.

Date Decision: 10.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/00985/HSE  
Location : 1 Blackford Close  
South Croydon  
CR2 6BT

Ward : **Purley Oaks And Riddlesdown**  
Type: Householder Application

Proposal : Erection of single-storey side return extension. Erection of a porch. Alterations to fenestration.

Date Decision: 14.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01949/HSE  
Location : 61 Norman Avenue  
South Croydon  
CR2 0QH

Ward : **Purley Oaks And Riddlesdown**  
Type: Householder Application





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 28.07.23

**Objection**

Level: Delegated Business Meeting

---

Ref. No. : 23/02607/DISC

**Ward : Purley Oaks And Riddlesdown**

Location : Nash House  
861 Brighton Road  
Purley  
CR8 2BN

Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Landscaping) attached to planning permission 22/01085/FUL dated 17.06.2022 for Conversion of single dwelling into separate units, erection of two storey side storey side extension, single storey rear extension, construction of loft conversion with roof lights in the front roof slope and dormers in the rear.

Date Decision: 04.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02620/DISC

**Ward : Purley Oaks And Riddlesdown**

Location : 85 Purley Downs Road  
South Croydon  
CR2 0RJ

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (external facing materials), 5 (landscaping), 6 (various matters), 7 (sound insulation), 8 (privacy screening), 18 (SUDs) attached to planning permission 22/03208/FUL for demolition of existing dwellinghouse and erection of a three storey building comprising 9 flats, alterations/widening of existing vehicular access, formation of access road, provision of associated parking, cycle parking, bin store and hard and soft landscaping

Date Decision: 30.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02629/GPDO

**Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 124 Mount Park Avenue  
South Croydon  
CR2 6DJ

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 2.6 metres and a maximum overall height of 4 metres

Date Decision: 23.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02650/LP

**Ward : Purley Oaks And  
Riddlesdown**

Location : 55 Brancaster Lane  
Purley  
CR8 1HJ

Type: LDC (Proposed) Operations  
edged

Proposal : Demolition of existing rear dormer and erection of one dormer in the rear roof slopes, including 1 roof lights on the rear roof slope.

Date Decision: 30.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02669/TRE

**Ward : Purley Oaks And  
Riddlesdown**

Location : Flat 3  
167 Pampisford Road  
South Croydon  
CR2 6LS

Type: Consent for works to protected  
trees

Proposal : T10 - Ash  
Remove two lower branches - one twisted - and shorten three others grown close to the facade of the building.  
(TPO 12, 1996)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/02698/HSE **Ward : Purley Oaks And Riddlesdown**  
Location : 54 Ingleboro Drive **Type: Householder Application**  
Purley  
CR8 1EF  
Proposal : Erection of a first floor side extension and single storey rear extension.

Date Decision: 01.09.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02962/TRE **Ward : Purley Oaks And Riddlesdown**  
Location : 30B Warren Road **Type: Consent for works to protected trees**  
Purley  
CR8 1AA  
Proposal : 1 x Lime - Reduce crown by 2m  
3 x Sycamore - Reduce crown by 2m  
1 x Hornbeam - Reduce crown by 2m  
(TPO 12, 1988)

Date Decision: 30.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 21/02842/DISC **Ward : Purley And Woodcote**  
Location : Land R/o 56 Smitham Downs Road **Type: Discharge of Conditions**  
Purley  
CR8 4NE  
Proposal : Discharge of Conditions 3 (Construction Logistics Plan), 4 (Tree Protection Plan), 5 (Materials) and 6 (Architectural Details) attached to planning permission ref. 20/05079/FUL for the demolition of existing garage and erection of a two storey detached house with accommodation within the roof space and associated parking.

Date Decision: 03.08.23

**Part Approved / Part Not Approved**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Alterations. Change of use from single family dwelling (Use Class C3) to a 6-bedroom 7-person HMO (Sui Generis). Alterations to front boundary treatment.

Date Decision: 24.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02061/LP

**Ward : Purley And Woodcote**

Location : 31 Pampisford Road  
Purley  
CR8 2NG

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of an outbuilding ancillary to the existing dwelling house with indoor pool hall.

Date Decision: 24.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02079/HSE

**Ward : Purley And Woodcote**

Location : 68 Manor Wood Road  
Purley  
CR8 4LF

Type: Householder Application

Proposal : Alteration of existing front boundary wall and erection of new vehicle driveway gates to & new pedestrian access gate, with new railing on top of existing front boundary wall.

Date Decision: 28.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02125/DISC

**Ward : Purley And Woodcote**

Location : 15A Russell Hill  
Purley  
CR8 2JB

Type: Discharge of Conditions

Proposal : Discharge of Condition 21 (Construction Logistics Plan) attached to outline planning permission 19/01963/OUT for 'Outline application for demolition of existing dwelling and garage and the erection of a 2/3 storey building to provide 6 flats with associated parking, amenity space, bin store and cycle store. Access, Layout and Scale ONLY to be considered.'

Date Decision: 03.08.23

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02134/LP  
Location : 33 Stoats Nest Road  
Coulsdon  
CR5 2JJ  
Ward : **Purley And Woodcote**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of hip to gable and rear dormer includes installation of one rooflight on front roof slope. Erection of detached garage at rear.

Date Decision: 26.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03238/LE  
Location : 23A Foxley Lane  
Purley  
CR8 3EH  
Ward : **Purley And Woodcote**  
Type: LDC (Existing) Use edged

Proposal : Use of Unit 6 as a self-contained flats.

Date Decision: 23.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02170/HSE  
Location : 18 Wyvern Road  
Purley  
CR8 2NP  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Erection of two storey front extension with accommodation in the roofspace, erection of hip to gable and rear dormer roof extensions, erection of single storey rear extension, conversion of garage to a habitable room, alterations

Date Decision: 31.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02175/HSE  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 30 Hartley Way  
Purley  
CR8 4EG  
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 18.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02223/DISC  
Location : 922 - 930 Purley Way  
Purley  
CR8 2JL  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (demolition of no. 930 Purley Way) 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: 26.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02242/HSE  
Location : 4A Woodcote Park Avenue  
Purley  
CR8 3NG  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Alterations. Erection of a two storey rear/side/front extension. Erection of a single storey rear/side extension. Erection of a single storey front porch extension.

Date Decision: 11.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02282/HSE  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 1 Olden Lane  
Purley  
CR8 2EH  
Type: Householder Application

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

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02288/DISC  
Location : 67 Higher Drive  
Purley  
CR8 2HR  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 14 (Travel Plan), condition 16 (DSMP) and condition 17 (Car Park Management Plan) pursuant to permission 20/01484/FUL dated 21.09.2020 for 'Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.'

Date Decision: 28.07.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02316/DISC  
Location : Land R/O 30 - 34 Hartley Old Road  
Purley  
CR8 4HG  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (refuse, bulky waste, cycle storage, electric vehicle charging point details) attached to planning permission 22/00973/FUL for Alterations to include alterations to land levels, erection of 3 pairs of two storey semi-detached dwellinghouses with accommodation within the roof (6 dwellinghouses in total), alterations/widening of existing vehicular access, formation of access road and provision of associated car parking, cycle, refuse and landscaping

Date Decision: 01.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02440/NMA  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : John Russell House  
28 Russell Hill  
Purley  
CR8 2FY  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 18/00891/FUL. (Demolition of existing building; Erection of 1 x four storey building and 1 x two storey building comprising 5 x one bedroom, 5 x two bedroom and 3 x three bedroom flats. Provision of vehicular access and provision of parking spaces, refuse storage and landscaping).

Date Decision: 31.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02457/DISC  
Location : Land At 91 Foxley Lane  
Purley  
CR8 3HP  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 4 (hard and soft landscaping) attached to planning reference 21/05546/FUL for the erection of a detached house with shared vehicular access and off-street parking.

Date Decision: 24.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02467/HSE  
Location : 4 Purley Rise  
Purley  
CR8 3AU  
Ward : **Purley And Woodcote**  
Type: Householder Application

Proposal : Installation of a system of 20 ground-mounted solar panels within the garden of the property

Date Decision: 18.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02475/HSE  
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 3 Foxglove Gardens Type: Householder Application  
Purley  
CR8 3LQ

Proposal : Erection of 3x rear dormer roof extensions. Installation of 3x rooflights to front roof slope.

Date Decision: 16.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02516/DISC Ward : **Purley And Woodcote**  
Location : Ummed Villa Type: Discharge of Conditions  
Birch Lane  
Purley  
CR8 3LH

Proposal : Discharge of condition 3 (external facing materials) and 5 (landscaping) attached to planning permission 22/02577/FUL for Demolition of existing house, alterations, erection of replacement single/two storey house incorporating dormer extensions with accommodation within the roof space, double garage and swimming pool

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02517/DISC Ward : **Purley And Woodcote**  
Location : Ummed Villa Type: Discharge of Conditions  
Birch Lane  
Purley  
CR8 3LH

Proposal : Discharge of condition 9 (biodiversity enhancement strategy) and 12 (SUDs) attached to planning permission 22/02577/FUL for Demolition of existing house, alterations, erection of replacement single/two storey house incorporating dormer extensions with accommodation within the roof space, double garage and swimming pool

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02543/PA8 Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : R/O 30 Wyvern Road, (Fronting Purley Way) Type: Telecommunications Code  
Purley System operator  
CR8 2NP

Proposal : Proposed 15.0m phase 8 street works monopole, 2no. equipment cabinets with  
associated meter cabinet, and ancillary development thereto

Date Decision: 21.08.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02551/HSE Ward : **Purley And Woodcote**  
Location : 20 Peaks Hill Type: Householder Application  
Purley  
CR8 3JE

Proposal : Alterations. Erection of a single-storey side/rear wraparound extension.

Date Decision: 18.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02592/NMA Ward : **Purley And Woodcote**  
Location : 49 Pampisford Road Type: Non-material amendment  
Purley  
CR8 2NJ

Proposal : Non Material Amendment to Planning Permission 22/03784/HSE to amend fenestration  
arrangement

Date Decision: 28.07.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02616/FUL Ward : **Purley And Woodcote**  
Location : 97 Purley Vale Type: Full planning permission  
Purley  
CR8 2DW

Proposal : Demolition of existing garage and erection of a single dwelling





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 31.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02840/LP  
Location : 31 Pampisford Road  
Purley  
CR8 2NG

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

Proposal : Hip to gable roof extension with rear dormer window; erection of a single storey side extension and part single/two storey rear extension.

Date Decision: 01.09.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02859/NMA  
Location : Amenity Land Adjoining 1  
Gilliam Grove  
Purley  
CR8 2NT

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

Proposal : Non-material amendment to planning permission ref. 21/03034/FUL for the construction of two detached five bedroom dwellinghouses and provision of associated parking.

Date Decision: 31.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02874/TRE  
Location : 38 Selcroft Road  
Purley  
CR8 1AD

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

Proposal : 1 x Oak - Cut back to clear side elevation and roof of 36a Selcroft rd by 2m (TPO 21, 1974)

Date Decision: 25.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

Ref. No. : 23/02875/TRE  
Location : 36 Selcroft Road  
Purley  
CR8 1AD

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

Proposal : Oak tree - Reduce lower lateral branches growing over drive of 36a Selcroft Rd by 2.5m (TPO 10, 1983)

Date Decision: 25.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02881/CAT  
Location : 11 Briar Hill  
Purley  
CR8 3LF

**Ward :** Purley And Woodcote  
**Type:** Works to Trees in a Conservation Area

Proposal : Front garden

2 x Cypress - Fell to ground level (to allow erection of gate & path to property)  
G1 Cypress hedge - Reduce lateral growth by 3m leaving upright stems on neighbours side to allow room for planting new trees & shrubs

Rear garden

1 x Cypress (opposite pool area) - Fell to ground level allow more light

Woodland area at rear

2 x Cypress & 1 x Leylandi - Fell to ground level allow more light /reduce over crowding of trees in Oak woodland and remove invasive species

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02887/TRE  
Location : St Nicholas School  
Reedham Drive  
Purley  
CR8 4DS

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : T861, Sycamore - Fell and remove stump  
(TPO 22, 2017)

Date Decision: 25.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02933/CAT  
Location : 35 Furze Lane  
Purley  
CR8 3EJ

**Ward : Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : Cypress (T1) - Fell

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02945/CAT  
Location : 35 Furze Lane  
Purley  
CR8 3EJ

**Ward : Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : 5 x Leylandii (T4 to T8), 3 x Small Saplings (T1 to T3), 1 x Sycamore (T9) - Fell to the ground  
1 x Ash (T10) - Reduce main central leader by approximately 3m

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02946/CAT  
Location : 35 Furze Lane  
Purley  
CR8 3EJ

**Ward : Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : Beech Tree (T1) - Fell due to fungal brackets and branch drop

Date Decision: 25.08.23

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/02948/TRE  
Location : Silver Haven  
The South Border  
Purley  
CR8 3LD

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

Proposal : T3 Horse Chestnut- Pollard back to previous points for the 4 year maintenance cycle  
T4 Horse Chestnut- Pollard back to previous points for the 4 year maintenance cycle  
T6 Horse Chestnut- Pollard back to previous points for the 4 year maintenance cycle  
T1 Lime tree- Pollard back to previous points for the 4 year maintenance cycle  
T7 Lime tree- Pollard back to previous points for the 4 year maintenance cycle  
(TPO 11, 1975)

Date Decision: 30.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02964/TRE  
Location : 41 Box Ridge Avenue  
Purley  
CR8 3AS

**Ward :** Purley And Woodcote  
**Type:** Consent for works to protected trees

Proposal : T1 - Beech - 3 metre canopy reduction  
T2 - Beech - 2.5 metre canopy reduction.  
T3 - Beech - 2.5 metre canopy reduction.  
T4 - Cherry - Fell to ground level.  
(TPO 27, 1978)

Date Decision: 30.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03002/TR5  
Location : 16 Woodcote Lane  
Purley  
CR8 3HA

**Ward :** Purley And Woodcote  
**Type:** 5 Day Notification to Remove TPO(s)

Proposal : Norway Maple on front boundary - Fell

Date Decision: 04.08.23

**No Objection**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/03021/CAT  
Location : 20 Silver Lane  
Purley  
CR8 3HG

**Ward :** Purley And Woodcote  
**Type:** Works to Trees in a Conservation Area

Proposal : Silver Birch: Dead - Fell

Date Decision: 30.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 21/06145/FUL  
Location : 2 Beech Avenue  
South Croydon  
CR2 0NL

**Ward :** Sanderstead  
**Type:** Full planning permission

Proposal : Demolition of existing building and erection of 2 x 4-storey buildings comprising 31 residential units plus 29 car parking spaces and associated landscaping.

Date Decision: 27.07.23

**Permission Refused**

Level: Planning Committee

---

Ref. No. : 22/00085/CONR  
Location : Ark Apartments  
54 Arkwright Road  
South Croydon

**Ward :** Sanderstead  
**Type:** Removal of Condition

Proposal : Retrospective planning permission for the demolition of the existing building, erection of a two/three storey building with accommodation in roof space comprising 6 x two bedroom and 1 x three bedroom flats, formation of vehicular access and provision of 7 parking spaces, cycle and refuse storage and landscaping.

Date Decision: 01.09.23

**Permission Granted**

Level: Planning Committee

---

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/01223/HSE **Ward : Sanderstead**  
Location : 8 Arkwright Road Type: Householder Application  
South Croydon  
CR2 0LD

Proposal : Demolition of single storey side extension and side garage and erection of an additional storey with crown roof, erection of two storey front gable extension and single storey side and rear extensions.

Date Decision: 27.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01855/HSE **Ward : Sanderstead**  
Location : 24 Downsway Type: Householder Application  
South Croydon  
CR2 0JA

Proposal : Demolition of existing conservatory and garage; erection of single/two storey front/side/rear extensions, roof extensions including increase in ridge height and rear dormer, erection of raised patio and screen. Alterations including to fenestration

Date Decision: 31.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01952/DISC **Ward : Sanderstead**  
Location : Development Site Former Site Of Type: Discharge of Conditions  
69 Kingswood Lane  
Warlingham  
CR6 9AB

Proposal : Re-discharge of condition 4 (landscaping) and discharge of condition 5 (various) attached to planning permission 21/05254/FUL for Demolition of existing dwelling and erection of 5 dwellings with associated parking and landscaping

Date Decision: 30.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01987/OUT **Ward : Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 41 Kingswood Lane  
Warlingham  
CR6 9AB  
Type: Outline planning permission

Proposal : Outline planning application (access, layout and scale only) for demolition of the existing building; erection of a three storey building with accommodation in the roofspace comprising 7 flats with associated accesses, parking, amenity space, cycle and refuse storage

Date Decision: 28.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02084/FUL  
Location : All Saints Church Hall  
Onslow Gardens  
South Croydon  
CR2 9AB  
Ward : **Sanderstead**  
Type: Full planning permission

Proposal : Installation of solar PV panels on the roof of the church offices and hall

Date Decision: 07.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02103/HSE  
Location : 75 Beechwood Road  
South Croydon  
CR2 0AF  
Ward : **Sanderstead**  
Type: Householder Application

Proposal : Alterations. Erection of a part two storey, part single storey side/rear extension. Removal of one chimney.

Date Decision: 04.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02132/DISC  
Location : 104 Purley Downs Road  
South Croydon  
CR2 0RB  
Ward : **Sanderstead**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Discharge of conditions 3 (CLP), 4 (CEMP), 6 (biodiversity enhancement strategy), 7 (materials and details) and 9 (cycle and refuse) pursuant to permission 21/06380/FUL dated 09.12.2022 for 'Demolition of single-family dwellinghouse and erection of 3x two-storey, semi-detached pairs of dwellinghouses and 1x two-storey detached dwellinghouse (total 7 units) with associated parking, cycle and refuse storage.'

Date Decision: 24.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02133/DISC  
Location : 158 Purley Downs Road  
South Croydon  
CR2 0RF

**Ward : Sanderstead**  
Type: Discharge of Conditions

Proposal : Discharge Condition 9 (Waste Storage) attached to Planning Permission ref. 21/01619/FUL for 'Demolition of existing dwelling and garage and erection of two 3-storey buildings, comprising of 7 dwellings, together with car parking, amenity space, cycle parking, refuse storage and associated landscaping'

Date Decision: 01.09.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02182/HSE  
Location : 40 Addington Road  
South Croydon  
CR2 8RB

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Single storey rear extension, internal modifications and enlarged patio

Date Decision: 28.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02258/HSE  
Location : 62 Holmwood Avenue  
South Croydon  
CR2 9HY

**Ward : Sanderstead**  
Type: Householder Application

Proposal : Demolition of existing rear conservatory, Erection of single storey front/rear/side extension, Conversion of garage into habitable space and Alterations.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 01.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02319/LP

Location : 24 Rectory Park  
South Croydon  
CR2 9JN

**Ward : Sanderstead**

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable, rear dormer and side dormer includes installation of four rooflights.

Date Decision: 31.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02435/GPDO

Location : 67 Arundel Avenue  
South Croydon  
CR2 8BL

**Ward : Sanderstead**

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 5 metres from the rear wall of the original house with a height to the eaves of 2.5 metres and a maximum height of 3.5 metres

Date Decision: 04.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02444/PA8

Location : Adjacent To Adington Road  
Sanderstead Plantation  
Sanderstead  
Croydon  
CR2 8RB

**Ward : Sanderstead**

Type: Telecommunications Code  
System operator

Proposal : Installation of 20m mast including 6no. antennas, 2no. 300mm dish antennas, 2no. associated radio equipment cabinets, a meter cabinet, and development works ancillary thereto.

Date Decision: 11.08.23

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02703/NMA  
Location : 70 Arkwright Road  
South Croydon  
CR2 0LL

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

Proposal : Non-material amendment to application ref: 19/02233/FUL for 'Demolition of the existing garage and outbuilding to the existing dwelling with alterations to the land levels: Erection of a detached 3No Bedroom house with associated bin, cycle and parking provision.' The proposed amendments are to the external materials and removal of 1 window.

Date Decision: 11.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02782/TRE  
Location : 6 East Hill  
South Croydon  
CR2 0AL

Ward : **Sanderstead**  
Type: Consent for works to protected trees

Proposal : T1, Beech- Reduce extended lateral branches overhanging garden/garden building of No 2 The Ridge Way by up to 2m in length to reduce branch end weight.  
(TPO 29, 2001)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02812/TRE  
Location : 11 Riding Hill  
South Croydon  
CR2 9LP

Ward : **Sanderstead**  
Type: Consent for works to protected trees

Proposal : T1, Horse Chestnut - crown thin by 25%, shorten lower crown lateral branches (to 10m high) growing towards the house by up to 2m, reduce crown height by 2.5 - 3m and remaining radius by up to 2m, remove trunk epicormics to 6m  
(TPO no. 163)

Date Decision: 11.08.23



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 45 Tindale Close  
South Croydon  
CR2 0RT  
Type: Consent for works to protected trees

Proposal : T1 Beech tree - Remove 3 low boughs and crown thin by 10%  
T2 Beech tree - Crown thin by 10%  
(TPO No. 145)

Date Decision: 25.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02900/LP  
Location : 59 Westfield Avenue  
South Croydon  
CR2 9JZ  
Ward : **Sanderstead**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a rear roof extension including four rooflights to the front roofslope.

Date Decision: 11.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02906/NMA  
Location : Yewbank  
Sanderstead Road  
South Croydon  
CR2 0AG  
Ward : **Sanderstead**  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 21/03786/CONR for the variation of Conditions 2 (Approved Drawings) and 11 (Accessible Units) attached to planning permission ref. 20/00064/FUL for the demolition of the existing building and erection of a block of flats comprising of 9 units with associated parking and landscaping.

Date Decision: 18.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02974/TRE  
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Flat 10  
Red House Apartments  
269 Sanderstead Road  
South Croydon  
CR2 0AG

Type: Consent for works to protected trees

Proposal : T1 Beech tree, to be felled. The tree in question has had a huge split out due to included bark  
the rest of the tree needs to be removed due to it being unsafe and is in falling distance of the flats/car park and we would like a 5 day notice please  
(TPO no.12, 1993)

Date Decision: 07.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03024/TRE

Location : 7 Maywater Close  
South Croydon  
CR2 0RS

Ward : **Sanderstead**

Type: Consent for works to protected trees

Proposal : T1, Whitebeam - Repollard  
(TPO 145)

Date Decision: 30.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03075/LP

Location : 21 The Woodfields  
South Croydon  
CR2 0HG

Ward : **Sanderstead**

Type: LDC (Proposed) Operations edged

Proposal : Erection of outbuilding in rear garden

Date Decision: 21.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00831/HSE

Ward : **Selsdon And Addington**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 29 The Ruffetts  
South Croydon  
CR2 7LS

Type: **Village**  
Householder Application

Proposal : Erection of single/two storey side/rear extension, rear dormer and front porch.  
(Retrospective)

Date Decision: 15.08.23

**Permission Granted**

Level: Planning Committee - Minor Applications

---

Ref. No. : 23/01631/HSE

Ward : **Selsdon And Addington  
Village**

Location : 28 Palace Green  
Croydon  
CR0 9AG

Type: Householder Application

Proposal : Demolition of garage, conservatory and single storey rear/side wrap around extension.  
Erection of front/side/rear wrap around extension consisting of single storey front extension, two-storey side extension and two-storey rear extension. Erection of single storey outbuilding. Loft conversion with erection of rear box dormer and insertion of rooflights to front roofslope. (Part retrospective application)

Date Decision: 18.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01770/LP

Ward : **Selsdon And Addington  
Village**

Location : 60 Ballards Way  
South Croydon  
CR2 7JL

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension with mono-pitched roof and 3 roof lights.

Date Decision: 01.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01789/LE

Ward : **Selsdon And Addington  
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 71 Chestnut Grove  
South Croydon  
CR2 7LL  
Type: LDC (Existing) Operations  
edged

Proposal : Replacement of garage door with window and minor internal reconfiguration

Date Decision: 01.09.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01840/HSE  
Ward : **Selsdon And Addington  
Village**

Location : 22 Brent Road  
South Croydon  
CR2 7NR  
Type: Householder Application

Proposal : Erection of front porch, single storey side/rear extension and first floor side/front extension. Alterations to roof and garage front elevation.

Date Decision: 25.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02037/LP  
Ward : **Selsdon And Addington  
Village**

Location : 18 Ruffetts Close  
South Croydon  
CR2 7JS  
Type: LDC (Proposed) Operations  
edged

Proposal : Loft conversion with erection of hip to gable extension and rear box dormer and insertion of front rooflights.

All external materials to be matched with the existing dwelling.

Date Decision: 28.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02078/HSE  
Ward : **Selsdon And Addington  
Village**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 10 Upper Selsdon Road  
South Croydon  
CR2 8DE  
Type: Householder Application

Proposal : Erection of a two storey side extension, hip to gable and dormer roof extensions, roof lights in the front roof slope and single storey rear extension

Date Decision: 24.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02108/FUL  
Ward : **Selsdon And Addington Village**

Location : 49 Farnborough Crescent  
South Croydon  
CR2 8HA  
Type: Full planning permission

Proposal : Erection of a two-storey detached dwelling, with associated bin, cycle and landscaping

Date Decision: 25.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02136/HSE  
Ward : **Selsdon And Addington Village**

Location : 19 Palace Green  
Croydon  
CR0 9AJ  
Type: Householder Application

Proposal : Erection of front porch, first floor side extension and installation of solar panels. Erection of hip to gable and rear dormer and installation of 1 roof light to the front slope. Alterations to fenestration.

Date Decision: 26.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02163/FUL  
Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Land Adjacent 55 Shepherds Way Type: Full planning permission  
South Croydon  
CR2 8HS

Proposal : Alterations to land levels and erection of a two storey detached dwellinghouse on land adjacent to 55 Shepherds Way.

Date Decision: 23.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02168/HSE Ward : **Selsdon And Addington Village**

Location : 7 Palace Green Type: Householder Application  
Croydon  
CR0 9AJ

Proposal : Part one, part two storey rear extension, 2no. rear dormers, installation of rooflights, extension to front porch, and alterations to the front elevation and associated alterations

Date Decision: 17.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02190/DISC Ward : **Selsdon And Addington Village**

Location : 46 The Gallop Type: Discharge of Conditions  
South Croydon  
CR2 7LP

Proposal : Discharge of condition 7 (SuDS) attached to planning permission ref. 22/04255/FUL (Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling, associated landscaping, car parking and refuse storage)

Date Decision: 24.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02244/HSE Ward : **Selsdon And Addington Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 19 York Road  
South Croydon  
CR2 8NR  
Type: Householder Application

Proposal : Erection of single storey rear extension

Date Decision: 01.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02307/FUL  
Ward : **Selsdon And Addington Village**

Location : 34 Farley Road  
South Croydon  
CR2 8DA  
Type: Full planning permission

Proposal : Erection of an attached two storey dwelling house, including associated alterations, following the demolition of the rear ground floor utility room and side garages.

Date Decision: 18.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02328/HSE  
Ward : **Selsdon And Addington Village**

Location : Patcham Gorse  
138 Coombe Lane  
Croydon  
CR0 5RF  
Type: Householder Application

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

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02336/HSE  
Ward : **Selsdon And Addington Village**

Location : 6 Ruffetts Close  
South Croydon  
CR2 7JS  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Demolition of garage. Erection of ground floor front/side/rear extension and first floor side extension.

Date Decision: 21.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02359/HSE **Ward : Selsdon And Addington Village**

Location : 5 Queenhill Road **Type: Householder Application**  
South Croydon  
CR2 8DU

Proposal : Erection of a single-storey rear extension. Garage conversion.

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02396/HSE **Ward : Selsdon And Addington Village**

Location : 12 Crozier Drive **Type: Householder Application**  
South Croydon  
CR2 8DX

Proposal : Proposed front garage extension, garage conversion, floor plan redesign and all associated works.

Date Decision: 26.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02406/HSE **Ward : Selsdon And Addington Village**

Location : 104 Farley Road **Type: Householder Application**  
South Croydon  
CR2 7NE

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

Date Decision: 15.08.23





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 150 Addington Road  
South Croydon  
CR2 8LB  
Type: Full planning permission

Proposal : Proposed extensions and alterations to existing building to retain ground floor shop and to form 3 self-contained units

Date Decision: 28.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01844/HSE  
Location : 1 Wagtail Gardens  
South Croydon  
CR2 8TA  
Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of single storey side/rear wraparound extension and first floor side extension. Alterations to front porch.

Date Decision: 11.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01999/HSE  
Location : 36 Benhurst Gardens  
South Croydon  
CR2 8NS  
Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of first floor side extension

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02235/LP  
Location : 80 Dulverton Road  
South Croydon  
CR2 8PG  
Ward : **Selsdon Vale And Forestdale**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 01.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02455/HSE  
Location : 36 Nightingale Road  
South Croydon  
CR2 8PT

Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Erection of single-storey rear extension.

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02658/TRE  
Location : 48 Kersey Drive  
South Croydon  
CR2 8SX

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

Proposal : T2 - Oak - 3m height reduction  
(TPO No. 21, 1972)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02811/TRE  
Location : Amenity Land, Osprey Gardens  
South Croydon  
CR2 8TB

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

Proposal : Please Refer to Tree Survey in Documents  
(TPO 04, 2009)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 25.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02398/LE **Ward : Selhurst**  
Location : 23 St Saviour's Road **Type: LDC (Existing) Use edged**  
Croydon  
CR0 2XE

Proposal : Use of premises as a Large House in Multiple Occupation (HMO) (Sui-Generis Use) to house 7 people.

Date Decision: 07.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01141/FUL **Ward : Shirley North**  
Location : Land R/O 71 Tower View **Type: Full planning permission**  
Croydon  
CR0 7PZ

Proposal : Demolition of an existing side extension and the construction of a new two storey house involving the sub-division of the site, other associated alterations

Date Decision: 31.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01405/FUL **Ward : Shirley North**  
Location : 6 Orchard Rise **Type: Full planning permission**  
Croydon  
CR0 7QY

Proposal : Host dwelling: Erection of two-storey side return extension, first floor side/rear extension, first floor terrace and second floor side/rear terrace extension with associated works. Alterations to fenestrations;  
Garden subdivision: Erection of two-storey four-bedroom detached house on land to the rear of No. 6 Orchard Rise, including top floor roof terrace, new vehicular access and crossover from Oakview Grove, car parking and all associated site works.

Date Decision: 17.08.23



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 5 Elstan Way  
Croydon  
CR0 7PR  
Type: Discharge of Conditions

Proposal : Discharge of conditions 5 (CLP) and 6 (SuDS) of planning permission 21/05768/FUL for Erection of single storey (plus loft) dwellinghouse in rear garden of Elstan Way; alterations to existing dwelling, to include a front extension, a roof extension (including 3 front dormers and 1 rear dormer), single storey side extension, removal of rear extension and removal of side garage, and associated elevation alterations - approved 01.06.2022.

Date Decision: 25.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02097/HSE  
Location : 3 Orchard Grove  
Croydon  
CR0 7NH  
Ward : Shirley North  
Type: Householder Application

Proposal : Single storey rear extension; rear roof extension and dormer; elevational alterations; and associated works.

Date Decision: 17.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02146/DISC  
Location : Hasil House  
17 Orchard Avenue  
Croydon  
CR0 8UB  
Ward : Shirley North  
Type: Discharge of Conditions

Proposal : Details pursuant to Conditions 9 (carbon) and 15 ( M4(3) compliance ) of planning permission ref 19/00131/ful granted for demolition of existing detached house, erection of 3-storey building with further floor of accommodation in roofspace comprising 3 x 1 bedroom flat, 4 x 2-bedroom flats and 1 x 3 bedroom flat, formation of vehicular access and provision of 4 associated parking spaces and refuse storage

Date Decision: 27.07.23

**Not approved**

Level: Delegated Business Meeting

---



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of single storey front/side extension. Alterations to ground floor rear extension.

Date Decision: 09.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02412/GPDO

**Ward : Shirley North**

Location : 12 Homer Road  
Croydon  
CR0 7SB

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.9 metres from the rear wall of the original house with a height to the eaves of 2.95 metres and a maximum height of 3.2 metres

Date Decision: 04.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02527/GPDO

**Ward : Shirley North**

Location : 100 The Glade  
Croydon  
CR0 7QE

Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.9 metres

Date Decision: 03.08.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02564/PA8

**Ward : Shirley North**

Location : Opposite 219 Wickham Road  
Croydon  
CR0 8TG

Type: Telecommunications Code  
System operator

Proposal : Proposed 19m 5G telecoms installation: H3G street pole and additional equipment cabinets.

Date Decision: 23.08.23

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02771/DISC **Ward : Shirley North**  
Location : Land To The South Of Firsby Avenue And To Type: Discharge of Conditions  
The East Of Verdayne Avenue  
Shirley  
CR0 8TL

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to PP 21/06036/FUL for the erection of eight semi-detached houses, together with associated access, car parking and landscaping.

Date Decision: 25.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02936/DISC **Ward : Shirley North**  
Location : 26 Gladeside Type: Discharge of Conditions  
Croydon  
CR0 7RE

Proposal : Details pursuant to Conditions 2 (CLP) and 3 (tree protection) of planning permission 22/00096/ful granted for Erection of a two bedroom bungalow fronting Woodmere Close.

Date Decision: 14.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/03016/LE **Ward : Shirley North**  
Location : 67 Gladeside Type: LDC (Existing) Use edged  
Croydon  
CR0 7RW

Proposal : Class C3(b) use as a dwellinghouse by not more than six residents living together as a single household where care is provided for residents and insertion of one rooflight to the rear roofslope.

Date Decision: 31.08.23

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/03017/LE  
Location : 164 Orchard Way  
Croydon  
CR0 7NN

Ward : **Shirley North**  
Type: LDC (Existing) Use edged

Proposal : Class C3(b) use as a dwellinghouse by not more than six residents living together as a single household where care is provided for residents.

Date Decision: 01.09.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03043/LP  
Location : 2 Gwynne Avenue  
Croydon  
CR0 7RN

Ward : **Shirley North**  
Type: LDC (Proposed) Use edged

Proposal : Conversion of garage to habitable room, alterations include installation of new front and side windows.

Date Decision: 21.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03044/LP  
Location : 2 Gwynne Avenue  
Croydon  
CR0 7RN

Ward : **Shirley North**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of rear outbuilding for use as gym

Date Decision: 21.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01545/HSE

Ward : **Shirley South**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 2 Sandy Way  
Croydon  
CR0 8QT  
Type: Householder Application

Proposal : Erection of single storey side/rear extension

Date Decision: 27.07.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01871/HSE  
Location : 29 Farm Drive  
Croydon  
CR0 8HX  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Demolition of ground floor rear extension, side/rear conservatory and side lean-to carport. Erection of ground floor side/rear extension, first floor side extension and first floor rear/side balcony. Alterations to front porch, facades and fenestrations with associated works.

Date Decision: 11.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01887/HSE  
Location : 482 Wickham Road  
Croydon  
CR0 8DJ  
Ward : **Shirley South**  
Type: Householder Application

Proposal : Demolition of garage and ground floor side extension. Erection of ground floor side extension and first floor rear extension with associated works.

Date Decision: 27.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02038/FUL  
Location : 262 Wickham Road  
Croydon  
CR0 8BJ  
Ward : **Shirley South**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Change of use of ground floor shop from Beauty Salon (Sui Generis) to a Class E (Commercial, Business and Service) unit

Date Decision: 25.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02358/LP

**Ward : Shirley South**

Location : Doric House  
39 Shirley Hills Road  
Croydon  
CR0 5HQ

Type: LDC (Proposed) Operations edged

Proposal : Erection of 2no. ground floor side/rear extensions and 3no. rear dormers

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02667/TRE

**Ward : Shirley South**

Location : 4 Spring Park Avenue  
Croydon  
CR0 5EG

Type: Consent for works to protected trees

Proposal : T1 Lime - 1 metre lateral reduction to give clearance to No.6 Spring Park Avenue (TPO 44, 2007)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02687/TRE

**Ward : Shirley South**

Location : Coombe Farm Campsite  
Oaks Road  
Croydon  
CR0 5HL

Type: Consent for works to protected trees

Proposal : T1 (tag 2997) Horse Chestnut- 3m crown reduction. (TPO 19, 1981)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02758/NMA  
Location : 9 Lime Tree Grove  
Croydon  
CR0 8AY

**Ward :** Shirley South  
Type: Non-material amendment

Proposal : Non material amendment to planning permission 23/00473/HSE for the 'Erection of single-storey side extension following demolition of existing garage.' for installing a new rooflight to the extension.

Date Decision: 01.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02793/LP  
Location : 6 Addison's Close  
Croydon  
CR0 8DX

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

Proposal : Erection of single storey outbuilding

Date Decision: 11.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/00620/FUL  
Location : 1 Ledbury Road  
Croydon  
CR0 1EP

**Ward :** South Croydon  
Type: Full planning permission

Proposal : Erection of single storey building to the rear of No. 1 Ledbury Road for use as office (Class E)

Date Decision: 27.07.23

**Withdrawn application**

Level: Delegated Business Meeting

Ref. No. : 23/00954/HSE  
Location : 9 Ballards Farm Road  
South Croydon  
CR2 7JB

**Ward :** South Croydon  
**Type:** Householder Application

**Proposal :** Alterations including erection of a part single, part two storey extension and loft conversion including roof extensions, increase in ridge height and installation of three rooflights.

Date Decision: 16.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01238/FUL  
Location : Land On The South Side Of 101  
Selsdon Road  
South Croydon  
CR2 6PS

**Ward :** South Croydon  
**Type:** Full planning permission

**Proposal :** Erection of 2no. dwellinghouses, including associated works.

Date Decision: 21.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01476/GPDO  
Location : 14 Chelsham Road  
South Croydon  
CR2 6HY

**Ward :** South Croydon  
**Type:** Prior Appvl - Class A Larger House Extns

**Proposal :** Erection of single storey rear extension projecting out 6 metres with a maximum height of 4 metres

Date Decision: 07.08.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01614/DISC

**Ward :** South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 6 Croham Park Avenue  
South Croydon  
CR2 7HH  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 3 (trees) & 4 (materials) attached to PP 22/01598/HSE for the demolition of porch and part of rear extension. Alterations to existing roof to include an increased height to the ridge, Erection of single/two storey front/rear extension with loft extension and dormer windows in the front and rear roofslopes).

Date Decision: 28.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01696/LP  
Location : 86 Campden Road  
South Croydon  
CR2 7EP  
Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged

Proposal : Alterations to forecourt with turf and permeable paving

Date Decision: 08.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01953/FUL  
Location : 370 Brighton Road  
South Croydon  
CR2 6AL  
Ward : **South Croydon**  
Type: Full planning permission

Proposal : Conversion of a dwellinghouse into three flats including a single storey rear and side extension, erection of a rear dormer and installation of 2 rooflights on the front slope

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02048/HSE  
Location : 1 Witherby Close  
Croydon  
CR0 5SU  
Ward : **South Croydon**  
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of ground floor side/rear extension with associated works. Replacement of front porch. Alterations to fenestrations.

Date Decision: 31.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02194/HSE  
Location : 48 Temple Road  
Croydon  
CR0 1HT

**Ward : South Croydon**  
Type: Householder Application

Proposal : Erection of single storey side/rear wraparound extension

Date Decision: 17.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02205/DISC  
Location : 25 Haling Park Road  
South Croydon  
CR2 6NJ

**Ward : South Croydon**  
Type: Discharge of Conditions

Proposal : Details pursuant to condition 6 (Energy statement) of planning permission ref 18/04236/FUL granted for Demolition of the existing dwelling. Erection of a four storey building with basement accommodation comprising of 1 x one bedroom and 7 x two bedroom flats. Provision of associated parking, landscaping and refuse store.

Date Decision: 31.07.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02266/LP  
Location : 10 Campden Road  
South Croydon  
CR2 7EN

**Ward : South Croydon**  
Type: LDC (Proposed) Use edged

Proposal : Certificate for Proposed Lawful Use of dwelling for Class C3(b) purposes for up to six occupiers

Date Decision: 01.09.23

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

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/02279/HSE  
Location : 60 Newark Road  
South Croydon  
CR2 6HQ

Ward : **South Croydon**  
Type: Householder Application

Proposal : Demolition and erection of a single storey side and rear extension

Date Decision: 31.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02384/DISC  
Location : 25 Temple Road  
Croydon  
CR0 1HU

Ward : **South Croydon**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 5 (landscaping, boundary treatment, planting, screening, childplay space) of planning permission 20/02256/ful granted for Part first floor and part ground floor side and rear extensions with additions to the roof and associated alterations to convert the existing building into four flats.

Date Decision: 11.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02511/DISC  
Location : 7 Ledbury Road  
Croydon  
CR0 1EP

Ward : **South Croydon**  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (Construction Logistics Plan) attached to planning permission ref. 23/00586/FUL (Erection of a new single storey dwelling at the rear of the site)

Date Decision: 16.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02553/OUT

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 20 Kingsdown Avenue  
South Croydon  
CR2 6QF  
Type: Outline planning permission

Proposal : Outline application (scale and layout only) for Demolition of existing dwelling and erection of 4 houses with associated car parking

Date Decision: 01.09.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02615/HSE  
Location : 3 Croham Road  
South Croydon  
CR2 7PB  
Ward : **South Croydon**  
Type: Householder Application

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

Date Decision: 21.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02649/LP  
Location : 45 St Peter's Street  
South Croydon  
CR2 7DG  
Ward : **South Croydon**  
Type: LDC (Existing) Operations  
hatched

Proposal : Erection of gazebo in rear garden

Date Decision: 11.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02695/DISC  
Location : International House  
5 Brighton Road  
South Croydon  
CR2 6EA  
Ward : **South Croydon**  
Type: Discharge of Conditions



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Approval of Condition 1 (Construction Logistics Plan) attached to application 22/00258/GPDO for the part change of use from Class E (office) to C3 (residential) to form 16 x 1 bedroom residential units under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Date Decision: 16.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02740/LP  
Location : 63 Croham Manor Road  
South Croydon  
CR2 7BH

Ward : **South Croydon**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of a dormer extension in the rear roof slope

Date Decision: 25.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02745/HSE  
Location : 14A Normanton Road  
South Croydon  
CR2 7AR

Ward : **South Croydon**  
Type: Householder Application

Proposal : Erection of two storey side extension following demolition of garage. Alteration of hipped roof to a gabled-end roof.

Date Decision: 30.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02754/FUL  
Location : 41 St Peter's Road  
Croydon  
CR0 1HN

Ward : **South Croydon**  
Type: Full planning permission

Proposal : Demolition of garage. Erection of single storey detached house on land to the rear of No. 41 St Peter's Road, including landscaping, cycle parking and refuse storage and all associated site works

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 29.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02939/TRE  
Location : Glengarry House  
94 Campden Road  
South Croydon  
CR2 7EP

**Ward :** South Croydon  
**Type:** Consent for works to protected trees

Proposal : T1 Copper Beech - 2m lateral reduction, 10% thin.  
T2 Copper Beech - 2m lateral reduction, 10% thin.  
T3 Cedar - 2m lateral reduction  
T4 Hornbeam - Lift low branches over road to clear 5m measured from road level.  
(TPO no. 15, 2004)

Date Decision: 25.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/01109/HSE  
Location : 67 Norhyrst Avenue  
South Norwood  
London  
SE25 4BY

**Ward :** South Norwood  
**Type:** Householder Application

Proposal : Alterations and erection of single storey side and rear extension to include a raised patio with privacy screens (amended description).

Date Decision: 31.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01272/FUL  
Location : 63 High Street  
South Norwood  
London  
SE25 6EF

**Ward :** South Norwood  
**Type:** Full planning permission

Proposal : Retention of second floor and roof terrace and alterations to internal layout to provide 4x 1-bedroom flats



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/02371/HSE **Ward : South Norwood**  
Location : 68 Chartham Road Type: Householder Application  
South Norwood  
London  
SE25 4HP

Proposal : Erection of ground floor rear extension, internal alterations and all associated works.

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02531/GPDO **Ward : South Norwood**  
Location : Embassy Court Type: Prior Appvl - up to two storeys  
16 Avenue Road flats  
South Norwood  
London  
SE25 4DY

Proposal : Construction of one additional storey above the front section of the building 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: 25.08.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02536/DISC **Ward : South Norwood**  
Location : 53 Charnwood Road Type: Discharge of Conditions  
South Norwood  
London  
SE25 6NT

Proposal : Discharge condition 4- Fire safety to planning permission 22/01359/HSE.

Date Decision: 07.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02630/LE **Ward : South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Rear Of  
59-62 High Street  
South Norwood  
London  
SE25 6EF

Type: LDC (Existing) Use edged

Proposal : Continued use of two (2) single-storey buildings as four (4) self-contained flats (Use Class C3) (Lawful Development Certificate for an Existing Development)

Date Decision: 31.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02674/LP

Location : 43 Bungalow Road  
South Norwood  
London  
SE25 6JY

Ward : **South Norwood**

Type: LDC (Proposed) Operations edged

Proposal : Conversion of loft to habitable space, erection of rear and outrigger dormers, and installation of 2x front facing rooflights.

Date Decision: 25.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 22/00849/FUL

Location : 30 High Street  
Thornton Heath  
CR7 8LE

Ward : **Thornton Heath**

Type: Full planning permission

Proposal : Alteration of ground floor to retail with rear extension, excavation to create a basement for storage, with rear lightwells, and first floor and second floor rear extensions to provide Office space (amended description).

Date Decision: 26.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01641/HSE

Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 80 Buller Road  
Thornton Heath  
CR7 8QW  
Type: Householder Application

Proposal : Erection of single storey rear and side extension.

Date Decision: 28.07.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01908/GPDO  
Location : 24 Northwood Road  
Thornton Heath  
CR7 8HQ  
Ward : **Thornton Heath**  
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Notification for prior approval under the GPDO 2015 under Class AA for additional storey to create new 1bed, 2 person flat over 2nd and third floors.

Date Decision: 24.07.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01909/GPDO  
Location : 26 Northwood Road  
Thornton Heath  
CR7 8HQ  
Ward : **Thornton Heath**  
Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Notification for prior approval under the GPDO 2015 under Class AA for additional storey to create new 1bed, 2 person flat over 2nd and third floors.

Date Decision: 24.07.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01959/FUL  
Location : 40 Heath Road  
Thornton Heath  
CR7 8NE  
Ward : **Thornton Heath**  
Type: Full planning permission

Proposal : Demolition of the existing garage and erection of a two storey house, with associated site alterations

Date Decision: 24.07.23

**Permission Refused**



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Demolition of existing rear extension and an erection of a rear wrap around extension with a pitched/flat roof

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02370/DISC

Ward : Thornton Heath

Location : 75-77 High Street  
Thornton Heath  
CR7 8RY

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 4 (CLP) and 8 (Land Contamination) from planning permission 21/02941/FUL for 'Proposed roof and three storey rear extensions with other alterations to create 3no. flats above the existing shop together with new communal amenity space, cycle storage, refuse storage and landscape works'

Date Decision: 04.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02484/DISC

Ward : Thornton Heath

Location : 222 Livingstone Road  
Thornton Heath  
CR7 8JW

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (refuse and cycle storage) attached to application 23/00286/GPDO for 'Change of use from nursery (Class E) to residential (Class C3) (Prior Approval under Schedule 2, Part 3, Class MA of the GPDO 2015).'

Date Decision: 17.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02512/LP

Ward : Thornton Heath

Location : 41 Wharnccliffe Gardens  
South Norwood  
London  
SE25 6DG

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension following demolition of existing conservatory and replacement of steps to the rear garden.

Date Decision: 23.08.23

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





Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : Land Rear Of 13 To 73 Stafford Road Type: Discharge of Conditions  
Duppas Hill Road  
Croydon  
CR0 4GB

Proposal : Discharge of condition 10 (Refuse and Highways) attached to planning permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 31.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 22/05256/DISC Ward : **Waddon**  
Location : Land Rear Of 13 To 73 Stafford Road Type: Discharge of Conditions  
Duppas Hill Road  
Croydon  
CR0 4GB

Proposal : Discharge of Conditions 7 (Materials) and 8 (Balconies) attached to permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 31.08.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/00476/DISC Ward : **Waddon**  
Location : Land Rear Of 13 To 73 Stafford Road Type: Discharge of Conditions  
Duppas Hill Road  
Croydon  
CR0 4GB

Proposal : Discharge of condition 17 (Ecology) attached to planning permission 19/02049/FUL for Erection of three buildings comprising 126 residential dwellings (Use Class C3), ranging from two to five storeys together with associated access, car parking, cycle parking, landscaping and associated infrastructure works.

Date Decision: 31.08.23

**Not approved**

Level: Delegated Business Meeting



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Level: Delegated Business Meeting

---

Ref. No. : 23/01392/FUL **Ward : Waddon**  
Location : 5 Queens Way **Type: Full planning permission**  
Croydon  
CR9 4DL

Proposal : Proposed external works to include new paved finish, glazed balustrades sitting with existing parapet providing 1100mm protection and 2.5m high fence to existing flat roof.

Date Decision: 30.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01472/DISC **Ward : Waddon**  
Location : 1 - 11 Stafford Road **Type: Discharge of Conditions**  
Croydon  
CR0 4NG

Proposal : Approval of details relating to conditions 4 (details), 5 (refuse and cycle parking), 6 (fire safety), and 7 (EVCPs), regarding application 22/03360/FUL for Change of use from car sales centre and show room (Sui Generis) to vehicle rental premises (Sui Generis), including refurbishment of existing building for use as rental vehicle office, erection of a rental vehicle washing bay, car parking (including rental vehicle storage) and associated works (approved 03.03.2023).

Date Decision: 27.07.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01907/GPDO **Ward : Waddon**  
Location : 147 Stafford Road **Type: Prior Appvl - Class A Larger**  
Croydon **House Extns**  
CR0 4NN

Proposal : Erection of a single storey rear extension projecting out 5.5 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 09.08.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01954/FUL **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 358 Purley Way  
Croydon  
CR0 4NY  
Type: Full planning permission

Proposal : Erection of a rear dormer and installation of 1 rooflight to the front roofslope.

Date Decision: 08.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02034/DISC  
Location : 2 Barham Road  
South Croydon  
CR2 6LD  
Ward : **Waddon**  
Type: Discharge of Conditions

Proposal : Discharge of conditions 6 (waste management strategy), 7 (cycle storage), 8 (electric vehicle charging points) attached to planning permission ref. 20/00534/FUL for Demolition of dwellinghouse and erection of a three storey building with accommodation in the roof consisting of 9 flats with associated car parking, cycle parking, refuse storage and landscaping.

Date Decision: 10.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02203/FUL  
Location : Whitgift House  
76 Brighton Road  
South Croydon  
CR2 6AB  
Ward : **Waddon**  
Type: Full planning permission

Proposal : Repair and/or replacement of windows. External refurbishment works.

Date Decision: 01.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02204/LBC  
Location : Whitgift House  
76 Brighton Road  
South Croydon  
CR2 6AB  
Ward : **Waddon**  
Type: Listed Building Consent

Proposal : Repair and/or replacement of windows. External refurbishment works.

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Date Decision: 01.08.23

**Listed Building Consent Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02340/GPDO  
Location : 61 Stafford Road  
Croydon  
CR0 4NJ

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

Proposal : Erection of a single storey rear extension projecting out 4.86 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum overall height of 3 metres

Date Decision: 27.07.23

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02380/FUL  
Location : Purley Whites Dental Care  
143 Haling Park Road  
South Croydon  
CR2 6NN

**Ward : Waddon**  
Type: Full planning permission

Proposal : Erection of single-storey rear extension following demolition of existing conservatory

Date Decision: 07.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02756/GPDO  
Location : 23 Limes Avenue  
Croydon  
CR0 4JX

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

Proposal : Erection of a single storey rear extension projecting out 3.6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.3 metres

Date Decision: 23.08.23

**Approved (prior approvals only)**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/02781/TRE **Ward : Waddon**  
Location : Oaklands Type: Consent for works to protected  
113 Haling Park Road trees  
South Croydon  
CR2 6NN

Proposal : T1 , 2 x Yew trees and 1 x Pine , cut back off of the parking spaces by up to 2m , to  
reduce the sap damaging the cars  
T7 , Sycamore , reduce in height by 5m and reduce in laterals by 2m , the tree is very  
close to the flats and causing massive sap drop on the cars  
T8 , Sycamore , crown reduce by 3m , to reduce the sap damaging the cars and keep the  
tree at a good level for maintenance  
(TPO 16, 1969)

Date Decision: 11.08.23

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02792/DISC **Ward : Waddon**  
Location : Whitgift School Type: Discharge of Conditions  
Nottingham Road  
South Croydon  
CR2 6YT

Proposal : Discharge of Conditions 5 (Biodiversity Mitigation Method Statement) and 6 (Biodiversity  
Enhancement Layout) attached to planning consent 22/02973/FUL for the Installation of  
6no. floodlights across the Big Side sports pitch

Date Decision: 17.08.23

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/02827/LP **Ward : Waddon**  
Location : 58 Tanfield Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 1AL

Proposal : Erection of a hip to gable end roof extension, construction of dormer extensions within  
the rear roof slopes and installation of roof lights in the front roof slope.

Date Decision: 25.07.23

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

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Ref. No. : 23/02856/LP **Ward : Waddon**  
Location : 115 Violet Lane Type: LDC (Proposed) Use edged  
Croydon  
CR0 4HL

Proposal : Alterations to include an increase in height of the existing addition and the replacement of the garage door with a window; conversion of the garage and conservatory into habitable accommodation.

Date Decision: 03.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03031/LP **Ward : Waddon**  
Location : 31 Abbey Road Type: LDC (Proposed) Operations  
Croydon edged  
CR0 1RW

Proposal : Erection of an outbuilding in rear garden for use as a garden office and games room.

Date Decision: 23.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 21/05978/FUL **Ward : Woodside**  
Location : 9 Birchanger Road Type: Full planning permission  
South Norwood  
London  
SE25 5BA

Proposal : Conversion of the existing house into three flats, with associated site alterations

Date Decision: 11.08.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/00674/LE **Ward : Woodside**  
Location : 119 Birchanger Road Type: LDC (Existing) Use edged  
South Norwood  
London  
SE25 5BH

Proposal : Lawful use of the site as three flats





Ref. No. : 23/02010/GPDO  
Location : 144 Portland Road  
South Norwood  
London  
SE25 4PT

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

Proposal : Change of use of the ground floor of the building from commercial use (Use Class E) to residential use (Use Class C3) to provide 1 x 1-bedroom dwelling under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 27.07.23

**Withdrawn application**

Level: Delegated Business Meeting

---

Ref. No. : 23/02083/FUL  
Location : 29 Stanger Road  
South Norwood  
London  
SE25 5JZ

**Ward : Woodside**  
Type: Full planning permission

Proposal : Erection of two-storey two-bedroom detached dwelling and provision of associated cycle and refuse storage

Date Decision: 03.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02348/FUL  
Location : Land R/O 18 Portland Road  
South Norwood  
London  
SE25 4PF

**Ward : Woodside**  
Type: Full planning permission

Proposal : Construction of a roof extension to existing building to provide 2 flats, including associated integrated refuse area and cycle storage.

Date Decision: 10.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02352/GPDO

**Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Location : 73 Estcourt Road  
South Norwood  
London  
SE25 4SB  
Type: Prior Appvl - Class A Larger  
House Extns

Proposal : Erection of a single storey rear extension projecting out 3.8 metres from the rear wall of the original house with a height to the eaves of 2.96 metres and a maximum height of 3.2 metres

Date Decision: 26.07.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/02772/HSE  
Location : 14 Enmore Avenue  
South Norwood  
London  
SE25 5LG  
Ward : Woodside  
Type: Householder Application

Proposal : Erection of side/rear wraparound single storey extension.

Date Decision: 01.09.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02774/LP  
Location : 25 Werndee Road  
South Norwood  
London  
SE25 5LB  
Ward : Woodside  
Type: LDC (Proposed) Operations  
edged

Proposal : Conversion of loft to habitable space, erection of rear and outrigger dormers, and installation of 2x front facing rooflights.

Date Decision: 28.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03167/LP  
Location : 5 Cobden Road  
South Norwood  
London  
SE25 5NY  
Ward : Woodside  
Type: LDC (Proposed) Use edged

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Use of one (1) room as a private office space for private and taxi hire booking services.

Date Decision: 25.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/01496/DISC

**Ward : West Thornton**

Location : Connaught Towers  
682 - 684 London Road  
Thornton Heath  
CR7 7HU

Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of conditions 4 (bin and cycle storage) and 5 (CO2 and water usage) from planning permission 18/00242/FUL for 'Erection of roof extension to provide new 4th floor level to contain 5 x studio flats'

Date Decision: 28.07.23

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01503/FUL

**Ward : West Thornton**

Location : Flat B  
53 Frant Road  
Thornton Heath  
CR7 7JZ

Type: Full planning permission

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

Date Decision: 25.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/01660/FUL

**Ward : West Thornton**

Location : 171 Brigstock Road  
Thornton Heath  
CR7 7JP

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Alterations, change of use from 6-bedroom HMO (house in multiple occupation) (C4) to 9-bedroom HMO for 9 occupiers (sui generis), erection of rear dormer extension, single storey side/rear extension and single storey rear extension, excavation to facilitate basement extension and associated lightwells, provision of 2x rooflights in front roofslope and associated cycle storage

Date Decision: 25.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/01931/FUL

**Ward : West Thornton**

Location : London Croydon Hotel  
585 - 589 London Road  
Thornton Heath  
CR7 6AY

Type: Full planning permission

Proposal : Demolition of part of the existing buildings on site. Alterations to the roof of the existing hotel and construction of a four storey rear extension to provide 52 new guestrooms. Reconfiguration of the existing car parking layout with other associated site alterations including landscaping.

Date Decision: 16.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02180/LP

**Ward : West Thornton**

Location : 56 Broughton Road  
Thornton Heath  
CR7 6AL

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear/side infill extension and a L-shaped dormer, installation of two rooflights on front roofslope and extension of pipe at rear.

Date Decision: 28.07.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02267/FUL

**Ward : West Thornton**

Location : 9 Gonville Road  
Thornton Heath  
CR7 6DE

Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Erection of a two-storey rear extension and a rear dormer roof extension to facilitate the conversion of the existing single family house into two flats. Other associated alterations.

Date Decision: 02.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02469/HSE  
Location : 52 Keston Road  
Thornton Heath  
CR7 6BS

**Ward : West Thornton**  
Type: Householder Application

Proposal : Erection of a first floor rear and side extension.

Date Decision: 15.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02504/FUL  
Location : 945 London Road  
Thornton Heath  
CR7 6JE

**Ward : West Thornton**  
Type: Full planning permission

Proposal : Erection of roof extensions, dormer windows and associated alterations to elevations to create 2 x studio flats (Class C3) with associated cycle storage

Date Decision: 23.08.23

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02510/GPDO  
Location : 55 Bensham Lane  
Croydon  
CR0 2RX

**Ward : West Thornton**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 15.08.23

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---



Decisions (Ward Order) since last Planning Control Meeting as at: 5th September 2023

Proposal : Lawful commencement of development approved under application reference 20/00421/FUL for 'Rear roof extension at second floor level to accommodate additional hotel guestrooms (Use Class C1)'

Date Decision: 10.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02731/FUL  
Location : 3 Dorothy Villas  
Willett Road  
Thornton Heath  
CR7 6AA

**Ward : West Thornton**  
Type: Full planning permission

Proposal : Erection of ground floor rear extension, and conversion of loft to habitable space and erection of rear of dormer. Installation of 2x front facing rooflights with associated internal alterations.

Date Decision: 25.08.23

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02744/LE  
Location : 681 London Road  
Thornton Heath  
CR7 6AZ

**Ward : West Thornton**  
Type: LDC (Existing) Use edged

Proposal : The property 681 London Road, Thornton Heath, CR7 6AZ has been in use as 5 self contained residential units for a continuous and uninterrupted period of more than 4 years (circa 32 years).

Date Decision: 15.08.23

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02995/TRE  
Location : 10 Namton Drive  
Thornton Heath  
CR7 6EP

**Ward : West Thornton**  
Type: Consent for works to protected trees

Proposal : T1 Oak: 30% Thin.  
(TPO no. 17, 1978)

Date Decision: 30.08.23





This page is intentionally left blank