

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, 11 January 2024** 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
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www.croydon.gov.uk/meetings
Wednesday, 3 January 2024

Members of the public are welcome to attend this meeting, or you can view the webcast both live and after the meeting has completed at <http://webcasting.croydon.gov.uk>

If you would like to record the meeting, we ask that you read the guidance on the recording of public meetings [here](#) before attending

To register a request to speak, please either e-mail Democratic.Services@croydon.gov.uk or phone the number above by 4pm on the Tuesday before the meeting.

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

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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 5 - 16)

To approve the minutes of the meetings held on Thursday, 28 September 2023 and Thursday, 23 November 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. Development presentations (Pages 17 - 18)

To receive the following presentations on a proposed development:

There are none.

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

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

6.1 21/02431/FUL - Development Site, Former Site Of 17 - 21 Dingwall Road, Croydon, CR0 2NA (Pages 23 - 100)

Full planning application for development ranging in height from 9 (ground plus 8 levels) to 28 storeys (ground plus 27 levels), containing 199 residential units, a healthcare facility (Use Class Ee), disabled car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.

Ward: Fairfield

Recommendation: Grant permission

6.2 23/02918/FUL - 29-31 Hollymeoak Road CR5 3QA (Pages 101 - 128)

Demolition of existing dwellings; erection of a two-storey development with roof accommodation comprising 8 family dwellings; provision of new access; provision of 12 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space.

Ward: Coulsdon Town

Recommendation: Grant permission

7. Items referred by Planning Sub-Committee

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

There are none.

8. Other planning matters (Pages 129 - 130)

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

8.1 Weekly Planning Decisions (Pages 131 - 302)

Attached is the list of Delegated and Planning Committee/Subcommittee decisions taken between 13 November 2023 and 31 December 2023.

9. Exclusion of the Press & Public

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

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

Planning Committee

Meeting of held on Thursday, 28 September 2023 at 6.30 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, Simon Brew, Lara Fish, Sean Fitzsimons,
Mohammed Islam, Mark Johnson, Humayun Kabir and Appu Srinivasan

Also Present: Councillors Chris Clark and Ria Patel

PART A

44/23 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 3 August 2023 be signed as a correct record.

45/23 **Disclosure of Interest**

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

46/23 **Urgent Business (if any)**

There was none.

47/23 **Development presentations**

There were none.

48/23 **18/05474/PRE - Woburn and Bedford Court, Wellesley Road, Croydon**

Jason Balls and James Owens, with the assistance of colleagues delivered a presentation with the support of a 5-minute observation of the project model showcasing the landscape of the proposal. They then responded to Members' questions and the issues raised for further consideration.

The Members raised the following points and questions:

Principle of development

- Some Members commented that the proposed development was not centrally located in the town centre, which created a substantial contrast between the height of the development and the dominant streetscape of Victorian structures and lower buildings.
- 3 models of composition were shown to determine the best positioning of the buildings, and the Members were asked to provide their preference.
- Some Members showed preference for option 1 citing that the smaller building should be placed nearer to the Church to create symmetry with existing buildings and to prevent enclosure of St. Mary's Church.
- Other Members preferred the second option of placing the tallest building in the middle as it created a cluster shape which complemented the existing cluster in the area and reduced the impact to the Church.
- Option 3 was favoured by some Members who found it to have the least impact on the surrounding community.
- The Members felt that the development should consider the connectivity with The Elms and how it could serve the existing tenants and leaseholders in the area.
- The Members commented that given the magnitude of the redevelopment and the potential for affordable housing, the consultant residents of The Elms should be part of this scheme.
- The Members stated that the podium should create a sense of continuation and reflection of the conservation area.
- The Members asked if the developers had been in consultation with the Diocese and whether they had shared plans with them.
- The Members questioned the inclusion of lifts in each building.

Design, Townscape and Heritage

- The Members noted that Croydon had a unique architectural style whereas the projections featured generic city style buildings.
- The pink/red colours of the brick did not match the characteristics of good tall buildings in Croydon and reduced the ability to keep a distinct town centre.
- Residents in the area identified taller buildings as part of town centre and not in their community.
- The Members remarked that the podium should create a relationship with the conservation area or could produce a colonnade effect at the ground level that could create connection to the street.

Approach to public realm, private and communal amenity space, and child play space

- In reference to disabled parking, the Members noted that extra parking on the roads was not a suitable accommodation as parking should be proximate to residents.
- The Members showed support for water features but cautioned against the impact of water fountains on resident service charges.
- The developers were asked to evidence that crime and Anti-Social Behaviour was accounted for in the design.
- The Members asked for clarification on how the private spaces were defined.
- The Members questioned whether there was sufficient provision for open spaces, considering the scheme was for 465 flats, and how further spaces could be created, if needed.
- The Members questioned the dimensions and impact of the development along Wellesley Road.
- The members asked if the scope to increase the public realm had been considered, i.e., cutting back the podium.
- The Members questioned how the developer would be able to prevent residents parking on the site in an ad hoc manner, i.e., whether the proposal would include a management team to tackle issues such as illegal parking.
- The Members questioned whether that was sufficient space for children to play internally and externally and asked if calculations had been done on the potential number of children living on site.

Councillor Lara Fish left at 8.12pm and gave apologies for sickness.

Affordable housing provision

- The Members raised concern about the affordability of the for-sale properties for the existing residents and whether the units left over for affordable rent would meet the needs of people on moderate incomes.
- The Members questioned whether the mix between shared ownership and London affordable rent was viable.
- Some Members questioned whether first time buyers had been considered as an option for this site.
- The Members questioned whether the non-affordable homes would be designed for private sale or for a Build To Rent operation.
- The Members noted that the scheme should have residents with long-term interests in the property and not just a high turnover building.
- The Members asked where affordable units would be located within the development and how this would relate to Registered Provider needs.
- The Members asked if an affordable housing provider had been brought on board in terms of partnership and if they were committed to the scheme.
- The Members raised concern about the viability and occupancy of commercial units on the bottom floor and its impact on active frontages.

Residential quality and impacts on impact on surrounding occupiers in terms of light, outlook, and privacy.

- The Members questioned if further consultation would be undertaken with residents in the area.
- The Members also asked if the Diocese had been consulted on their preference for the placement of the buildings in relation to the Church and School.
- The developers were asked to discuss the scope of work done in relation to sunlight and daylight and what issues had been identified.
- In relation, to the school, the Members asked if privacy issues had been considered given that the flats would be overlooking the school.
- The Members questioned the high proportion of single units (47%) and emphasised the need for family accommodation.
- The Members questioned the use of glass balconies on the development in relation to privacy, cleaning, and maintenance issues.

Councillors Chris Clark and Ria Patel addressed the Committee with their views on the Pre-Application. The below gives a summary:

- Conscious of issues of anti-social behaviour on the site and supportive of measures that address these issues.
- The site could accommodate tall buildings; no strong preference for composition of buildings but the option with the tall building nearest to the church was the least preferable.
- The pink colour was not desirable; the colour should reflect the surrounding buildings or should be a more substantial departure.
- Supportive of Really Local Group and potential service options for the space.
- Fewer units of affordable housing may be offered but more social, living, affordable rent would be better.
- Public spaces, bins, and lighting were very important.
- Ongoing issues identified with fly tipping around garages on the site.
- Would be positive to see clearer consultation with residents.
- Supportive of the play area and increasing its size, where possible, and the inclusion of disabled friendly equipment.
- Supportive of outside space and expressed would be positive to see bio-diverse greening, i.e., communal outdoor spaces on the rooftop and a growing area.
- The mix of affordable housing needs to reflect the community.
- The pink brick does not match the character of the conservation area.
- A reduction in the size/scale of the blocks should be considered or could blend into surrounding area a bit better since the site is slightly outside the town centre.
- Supportive of provision of community space.
- Raised concerns about the maintenance of a water feature.

- The Councillors commented that it was unusual to see that there were no solar panels included on the site and stated a need for energy efficiency within the building.

49/23 **Planning applications for decision**

50/23 **Items referred by Planning Sub-Committee**

There were none.

51/23 **Other planning matters**

There were none.

52/23 **Weekly Planning Decisions**

The meeting ended at 8.55 pm

Signed:

Date:

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Planning Committee

Meeting held on Thursday, 23 November 2023 at 6.10 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, Simon Brew, Louis Carserides, Lara Fish,
Mohammed Islam, Humayun Kabir, Luke Shortland and Appu Srinivasan

Also Present: Councillor Sean Fitzsimons

Apologies: Councillor Sean Fitzsimons and Mark Johnson

PART A

53/23 Minutes of Previous Meeting

RESOLVED that the minutes of the meeting held on Thursday, 3 August 2023 and Thursday, 14 September 2023 be signed as a correct record.

54/23 Disclosure of Interest

Councillor Brew declared that he had attended various functions at Royal Russell school in a Councillor capacity, however, he confirmed it would not pre-determine his views on the application.

Councillor Kabir declared that he knew two of the speakers in support of the application at Croydon Park Hotel from the Asian Resource Centre of Croydon (ARCC) and the BME forum and he stated that he was a founding member of the ARCC.

Councillor Islam declared that he knew two of the speakers in support of the application at Croydon Park Hotel as they were prominent community figures in Croydon, but he stated that he did not have any personal interactions with them.

55/23 Urgent Business (if any)

There was none.

56/23 **Development presentations**

There were none.

57/23 **Planning applications for decision**

58/23 **6.1 23/00872/FUL - Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA**

Demolition of the existing buildings and retention of the existing basement, site preparation and enabling works to allow for the erection of a residential building (Use Class C3) comprising a maximum 447 homes with a maximum height of 36 storeys and community floorspace (Use Class F.1/F.2) on the ground floor, highways and access works, landscaping, car and cycle parking, and other associated works.

Ward: Addiscombe West

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

- Officers identified potential wind condition issues around the north-western corner which was the main entrance to the community use. The Council engaged their own consultants to assess the wind impact of the scheme and as a result there was a canopy installed to help to disperse wind. There were also two screens that were proposed on the ground floor plan in the indicative landscape plan and that will help to disperse wind from travelling from south-west to north-east.
- Officers were not aware of any intention from the applicant to purchase the neighbouring latitude and longitude housing blocks.
- There was a planning obligation which would cost £10,892 for the improvements to off-site provision for children 12 and over.
- The Community Infrastructure Levy (CIL) charging schedule for residential within the Croydon opportunity area was at zero, this the Council's decision as part of its CIL charging schedule. Through the section 106 agreement there was a package of measures which mitigated the scheme. The Legal Agreement seeks a financial contribution of £491,000 towards to sustainable transport while the wider highways team has undertaken a design review to make improvements to Barclay Road
- The applicant had been approached regarding charging schedules. The community space was separated into two areas, the smaller area of 84 square metres would be made available for the community and local groups with a 50% reduction in price. The larger space of 120 square metres would also be offered to the community and local groups with a 50% reduction in price. There was no policy basis to ask for a reduction in the charges for the use of the community space. The applicant later confirmed that the premises will be available free of

charge for the first 15 hours per week, the reduced charge would come into effect after 15 hours per week had been exhausted.

- There was a delivery and servicing bay on Altyre road and there was sufficient space in the layby for the refuse vehicles to come and collect the waste. There was a ramp that went down towards the basement which will be provide access to the disabled bays and the smaller vehicle delivery and servicing.
- The car parking spaces were in the basement and there were 13 blue badge spaces proposed. The development was close to East Croydon station and had the best Public Transport Accessibility Level (PTAL) rating in the borough. The benefit of this development was that there was little to no loss of off-street parking as there was vehicular access on site as well as one space provided for the car club to the north within the location of the existing vehicular crossover into the existing public car parl.
- The proposed development was complaint with Policy H11 which required build to rent schemes to offer discount market rent, as this was a build to rent scheme there was no social rent proposed.
- The applicant had been asked to conduct a survey on the use of the existing car park and the results showed that the car park was not used very often. There were several other car parks in the area and officers were satisfied that the loss of the car park would not have a significant impact on the local community.
- Officers advised members that it was likely that access to the basement would be controlled by a FOB access requirement for the car park to prevent public access. Officers went on to advise that such details would be secured at the condition stage.
- The GLA had not agreed with officers' position in terms of viability and any resolution would be subject to stage 2 consultation with the Mayor of London.
- Offices confirmed that there was no intermediate or discount rent waiting list, as advised by colleagues in the Housing team. Officers advised that the legal agreement would include eligibility criterion for priority access for key workers. The annual household income was capped on DMR units at £60,000 per household.
- The GLA gave their views during the stage 1 referral, all schemes when the resolution goes back to the mayor at stage two. Most schemes ran with the resolution that local authority have made. However, the GLA had the authority to disagree with the officers' position and could offer either direct refusal on a particular ground or they could call in the application and effectively become the decision makers on the application.
- There was a condition that would deal with the construction logistics which also dealt with noise. Officers had also looked to condition the noise report that was submitted as part of the application to safeguard the amenities of future residents as well.
- There was a condition which required the applicant to provide details on the materials used in construction so that they could see how the design would appear.

Magnus Sorensen, Charley Howman and Penelope Channon spoke in objection to the application. Raj Kotecha, Andrew Brown, Jay Patel, Tom Donnachie, Simon Toplis and Laura Jenkinson spoke in support of the application and the ward Member Councillor Fitzsimons 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 loss of the hotel was not appreciated.
- The scheme was wholly built to rent, and it would have been preferred to see some freehold made available.
- The loss of parking and employment was not ideal.
- There were significant concerns about the colour of the palette of the development from some members however other members appreciated the contrast that the development would provide.
- The development would provide 450 new homes in the local area.
- There was an increase in the number of family units and community use.
- The scheme would provide additional community spaces which was appreciated.
- The offer for a partial to a full discount of the community space should be included in the section 106 agreement.
- The development was considered too tall and would cause harm to the levels of daylight to some units on the site.
- Residents in the latitude and longitude properties were struggling to sell their properties due to cladding and water pressure issues and the loss of daylight to these properties would further impact their value.
- The developers could consider financial compensation for residents of the properties which would experience a loss of light.
- The wind tunnel effect was highlighted as a concern and the development would only exacerbate the issue further.
- The development possessed good quality homes and would help to regenerate the area.
- The site was the right place for a large development.

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

The motion to grant the application was taken to a vote and carried with nine Members voting in favour and one Member voting against. Officers advised members that this was a resolution to grant planning permission and would be subject to a Stage 2 consultation with the GLA.

The Committee RESOLVED to GRANT the application for the development at Croydon Park Hotel, 7 Altyre Road, Croydon, CR9 5AA.

6.2 23/03175/FUL - Royal Russell School, Coombe Lane, Croydon, CR9 5BX

Demolition of existing Junior School. Erection of replacement Junior School including Multi-Use Games Area, sports pitch, play and landscaped areas, access and plant, and other associated works.

Ward: South Croydon

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

- A travel plan had been submitted and had outlined how to reduce reliability on the use of a private car to gain access to the site. The plan could be improved upon and there were more measurable targets which could be implemented, and these measures could be monitored as part of a section 106 agreement.
- Cllr Parkers question.
- The highways team could be approached about the implementation of a school street along Hollingsworth Road.

Robin Blay spoke in objection to the application and Chris Hutchinson spoke in support of the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The current junior school was not sustainable, and any closure would have a significant impact.
- The site was on the green belt.
- The special circumstance test had been passed.
- The materials of the development were appreciated.
- The planting of new trees was appreciated.
- The development was being implemented at the right time as the existing building needed replacement.
- There was an appreciation that the feedback on the colour of the buildings had been taken into consideration in the design.
- The biodiversity would see a large net gain.
- The issue with Hollingsworth Road residents would need to be resolved.

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

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 Royal Russell School, Coombe Lane, Croydon, CR9 5BX.

60/23 **Items referred by Planning Sub-Committee**

There were none.

61/23 **Other planning matters**

62/23 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 8.58 pm

Signed:

Date:

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PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

1 INTRODUCTION

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

2 ADVICE TO MEMBERS

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

3 FURTHER INFORMATION

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

4 PUBLIC SPEAKING

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

5 BACKGROUND DOCUMENTS

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

6 RECOMMENDATION

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

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PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

1 INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Planning Committee.
- 1.2 Although the reports are set out in a particular order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a particular application, you need to be at the meeting from the beginning.
- 1.3 Any item that is on the agenda because it has been referred by a Ward Member, GLA Member, MP or Resident Association and none of the person(s)/organisation(s) or their representative(s) have registered their attendance at the Town Hall in accordance with the Council's Constitution (paragraph 3.8 of Part 4K – Planning and Planning Sub-Committee Procedure Rules) the item will be reverted to the Director of Planning and Strategic Transport to deal with under delegated powers and not be considered by the committee.
- 1.4 The following information and advice applies to all reports in this part of the agenda.

2 MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Committee is required to consider planning applications against the development plan and other material planning considerations.
- 2.2 The development plan is:
 - the London Plan (2021)
 - the Croydon Local Plan (2018)
 - the South London Waste Plan (2022)
- 2.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken. Whilst third party representations are regarded as material planning considerations (assuming that they raise town planning matters) the primary consideration, irrespective of the number of third party representations received, remains the extent to which planning proposals comply with the Development Plan.
- 2.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.

- 2.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.6 Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 2.7 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.
- 2.8 Members are reminded that other areas of legislation covers many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
- **Building Regulations** deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
 - Works within the highway are controlled by **Highways Legislation**.
 - **Environmental Health** covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
 - Works on or close to the boundary are covered by the **Party Wall Act**.
 - **Covenants and private rights** over land are enforced separately from planning and should not be taken into account.

3 **ROLE OF THE COMMITTEE MEMBERS**

- 3.1 The role of Members of the Planning Committee is to make planning decisions on applications presented to the Committee openly, impartially, with sound judgement and for sound planning reasons. In doing so Members should have familiarised themselves with Part 5D of the Council's Constitution 'The Planning Code of Good Practice'. Members should also seek to attend relevant training and briefing sessions organised from time to time for Members.
- 3.2 Members are to exercise their responsibilities with regard to the interests of the London Borough of Croydon as a whole rather than with regard to their particular Ward's interest and issues.

4. **THE ROLE OF THE CHAIR**

- 4.1 The Chair of the Planning Committee is responsible for the good and orderly running of Planning Committee meetings. The Chair aims to ensure, with the assistance of officers where necessary, that the meeting is run in accordance with the provisions set out in the Council's Constitution and particularly Part 4K of the Constitution 'Planning and Planning Sub-Committee Procedure Rules'. The Chair's most visible responsibility is to ensure that the business of the meeting is conducted effectively and efficiently.
- 4.2 The Chair has discretion in the interests of natural justice to vary the public speaking rules where there is good reason to do so and such reasons will be minuted.

- 4.3 The Chair is also charged with ensuring that the general rules of debate are adhered to (e.g. Members should not speak over each other) and that the debate remains centred on relevant planning considerations.
- 4.4 Notwithstanding the fact that the Chair of the Committee has the above responsibilities, it should be noted that the Chair is a full member of the Committee who is able to take part in debates and vote on items in the same way as any other Member of the Committee. This includes the ability to propose or second motions. It also means that the Chair is entitled to express their views in relation to the applications before the Committee in the same way that other Members of the Committee are so entitled and subject to the same rules set out in the Council's constitution and particularly Planning Code of Good Practice.

5. PROVISION OF INFRASTRUCTURE

- 5.1 In accordance with Policy 8.3 of the London Plan (2011) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund Crossrail. Similarly, Croydon CIL is now payable. These would be paid on the commencement of the development. Croydon CIL provides an income stream to the Council to fund the provision of the following types of infrastructure:
- i. Education facilities
 - ii. Health care facilities
 - iii. Projects listed in the Connected Croydon Delivery Programme
 - iv. Public open space
 - v. Public sports and leisure
 - vi. Community facilities
- 5.2 Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through A S106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

6. FURTHER INFORMATION

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

7. PUBLIC SPEAKING

- 7.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Chair's discretion.

8. BACKGROUND DOCUMENTS

- 8.1 The background papers used in the drafting of the reports in part 6 are generally the planning application file containing the application documents and correspondence associated with the application. Contact Mr P Mills (020 8760 5419) for further information. The submitted planning application documents (but not representations and consultation responses) can be viewed online from the Public Access Planning Register on the Council website at <http://publicaccess.croydon.gov.uk/online-applications>. Click on the link or copy it into an internet browser and go to the page, then enter the planning application number in the search box to access the application.

9. RECOMMENDATION

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

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1 APPLICATION DETAILS

Ref: 21/02431/FUL
 Location: Development Site, Former Site Of 17 - 21 Dingwall Road, Croydon, CR0 2NA
 Ward: Fairfield
 Description: Full planning application for development ranging in height from 9 (ground plus 8 levels) to 28 storeys (ground plus 27 levels), containing 199 residential units, a healthcare facility (Use Class Ee), disabled car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping.
 Drawing Nos: See Appendix 1
 Applicant: Bellway Homes (Thames Gateway) Ltd
 Agent: Savills
 Case Officer: Samantha Dixon

Housing Mix							
	1 bed	2 bed	3 bed	TOTAL UNITS	Total habitable rooms	Unit %	H/R %
Existing							
Proposed (market housing)	98	63	18	179	457	90	91
Proposed (shared ownership)	17	2	1	20	44	10	9
TOTAL	115	65	19	199	501	100	100

Type of floor space	Amount proposed SQM (NIA)	Amount proposed SQM (GIA)
Residential (Class C3) Units	12,182.2	17,892.3
Healthcare facility	1,186.1	1,294.4
Total	13,368.3	19,186.7

Vehicle and Cycle Parking (London Plan Standards)		
PTAL: 6B		
	Required standard	Proposed
Residential Car Parking	Minimum 6 x Disabled persons bays	2 x Disabled persons bays
Residential Long Stay Cycle Storage	Minimum 341 bays	324
Residential Short Stay Cycle Storage	Minimum 6 bays	8

Healthcare parking	Disabled persons bays - 6% of total parking provision	1 x Disabled persons bay Ambulance bay
Healthcare Long Stay Cycle Storage	Minimum – 1 space per 5 FTE staff	6
Healthcare Short Stay Cycle Storage	Minimum - 1 space per 3 FTE staff	6

This application is being reported to committee because it is for the erection of a building or buildings with a gross floor space of 10,000 square metres or more.

2 RECOMMENDATION

2.1 That the Committee resolve to GRANT planning permission

2.2 That the Director of Planning and Sustainable Regeneration is delegated authority to issue the planning permission subject to:

A. Any direction by the London Mayor pursuant to the Mayor of London Order

B. Prior completion of a legal agreement to secure the following planning obligations:

Housing

- a) Affordable housing – 20 x C3 Use Class residential units (10%)
- b) Affordable housing review mechanism (early and late-stage review)

Transport and Public Realm

- c) Public realm strategy
 - Delivery of on-site public realm works (i.e., walkway to same standards as off-site works, planting of trees, access to public, maintenance of it)
 - Provision of pedestrian route through the site (if Southern House is redeveloped in the future) - stipulation of hours that the gate will be open.
 - Landscaping and Public Realm management and maintenance strategy.
- d) Sustainable transport contribution of £199,000
 - Off-site public realm improvements to be covered under Section 278 (upgrading, any cycle lane amendments as a result of the development, access, reconstruction of footways adjacent to the site, installation of road markings and associated traffic orders if applicable (all costs borne by developer including public realm maintenance commuted sums).
- e) TfL financial contribution of £110,000 towards improvements and upgrades to the local public transport network
- f) Travel Plan monitoring for 3 years and monitoring (fee of £2,269 included within sustainable transport contribution above)
- g) Car club membership
- h) Remove access for future residents to CPZ permits and season tickets for Council car parks
- i) Off-site highway works s.278 Agreement to cover all associated highway works to facilitate development

Design

- j) Retention of scheme architects

Environmental Impacts

- k) Air quality financial contribution of £19,900
- l) Carbon offsetting contribution, estimated at £338,854
- m) Future district heat network connection - District energy scheme
- n) TV signal mitigation

Employment and Training

- o) Local Employment and Training strategy (LETS). Financial contribution of £141,500 for construction phase. 20% of the jobs created from the commercial activity should be filled by Croydon residents
- p) Tram Safeguarding Zone retaining a clear four metre zone alongside Dingwall Road, to allow for the future expansion of the Tram Network;

Other

- q) Monitoring fees (£1500 per obligation)
- r) 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

Standard

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

Pre-commencement

- 3) Submission of a Construction Stage Construction Environmental Management Plan
- 4) Submission of a Construction Logistics Plan
- 5) Contaminated land remedial works and validation report to be submitted
- 6) Submission of details of aviation warning lights (including construction)
- 7) Submission of Air Quality Dust Risk Assessment

Prior to above ground floor works

- 8) Submission of typical façade materials and detailing
- 9) Submission of Public Art Strategy
- 10) Submission of details of public realm (including pedestrian route) and landscape design and management (to achieve minimum UGF of 0.4)
- 11) Submission of biodiversity enhancement strategy

Pre-occupation

- 12) Submission of details of building lighting scheme and CCTV
- 13) Visibility splays to car park access to be maintained.
- 14) Electric vehicle charging points for car parking to be provided
- 15) Submission of details of access routes and signage for pedestrians, cyclists and vehicles and security gates
- 16) Submission of a car park management plan

- 17) Submission of a delivery and servicing management plan
- 18) Submission of full details of cycle storage
- 19) Waste and refuse managements arrangements to be provided as per submitted details
- 20) Development to meet energy efficiency/carbon reduction targets as approved
- 21) Confirmation of PV Roof panels (or alternative renewables)
- 22) Submission of confirmation of Secured by Design certification
- 23) Vehicle Dynamics Assessment with hostile vehicle mitigation and anti-terrorist measures
- 24) Use of second floor commercial element for Use Class E(e) (medical services) only
- 25) Fitting out and submission of details of the internal layout of healthcare (in consultation with NHS and Met Police)
- 26) Submission of a building maintenance strategy including window cleaning
- 27) Thames Water – water network upgrades
- 28) Circular Economy post construction monitoring report to be submitted
- 29) Post Construction Whole Life-Cycle carbon Assessment template to be submitted
- 30) Sufficient ducting space for full fibre connectivity infrastructure

Compliance

- 31) Provision of parking bays as per submitted details
- 32) Accordance with wind mitigation measures
- 33) Accordance with Flood Risk Assessment and Drainage Strategy
- 34) Accordance with Air Quality Assessment
- 35) Accordance with mitigation outlined in Environmental Noise Assessment
- 36) Noise from air and plant units should not increase background noise
- 37) Development to meet 110 litre per day/per person water use target
- 38) Fire – compliance with Building Regulations
- 39) Accordance with Fire Statement
- 40) All dwellings to meet M4(2) and M4(4) accessibility standards as appropriate

Other

- 41) Any other planning condition(s) considered necessary by the Director of Planning and Sustainable Regeneration

Informatives

- 1) Granted subject to Section 106 Agreement
- 2) Community Infrastructure Levy
- 3) Code of practice for Construction Sites
- 4) Construction Logistics Plan associated informative
- 5) Highway informative in relation to s278 and s38 works required
- 6) Light pollution
- 7) Requirement for ultra-low NOx boilers
- 8) Thames Water – groundwater discharge and water pressure
- 9) Airport Safeguarding
- 10) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration

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

- 2.6 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Central Croydon Conservation Area(s) as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.7 That, if within 3 months of the Planning 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 The proposal is an application for full planning permission and includes the following:
- A residential led mixed-use development ranging in height from 9 (ground plus 8 levels) to 28 storeys (ground plus 27 levels), containing 199 residential units (115 x1 bedroom, 65 x 2 bedroom and 19 x 3 bedroom).
 - The frontage block provides a healthcare facility (Use Class Ee) (total area of 1026sqm), with access at ground floor to the main provision at second floor level.
 - The provision of 3 blue badge car parking spaces at ground floor accessed from Dingwall Road (2 for the residential element and 1 for the healthcare facility)
 - Ambulance bay on site
 - Associated integral cycle parking and refuse stores for both residential and healthcare elements
 - Provision of a communal amenity space areas totalling approximately 746sqm comprising a garden (275sqm) at third floor podium level, amenity areas at level 17 of the frontage block (115 sqm) and at roof level of both towers (205sqm and 151sqm). In addition, a resident's flexible lounge (approximately 70sqm) is provided at third floor level and a resident's gym (110.9sqm) on the first floor of the front block.
 - Associated hard and soft landscaping
 - Provision of public realm improvements, including fronting onto Dingwall Road and the formation of a shared surface pedestrian route through the site that would allow for a future public access route through to Southern House.



Figure 1: Visual and proposed development from Dingwall Road

Amendments

3.2 During the course of the application amended plans have been received. From initial submission to the current scheme, the amendments are as follows:

- Increased height of frontage tower from 25 to 28 storeys
- Increase number of residential units from 197 to 199
- Inclusion of healthcare facility on second floor
- Raising central podium (amenity space) from second to third storey. Usable podium space increased as result.
- Alteration to ground floor layout to accommodate healthcare provision including alternate cycles stores (number and location), reduction of on-site parking bays (from 6 to 3 blue badge bays), inclusion of ambulance parking bay
- Inclusion of gate in the undercroft to improve safety within the site and gates to the rear boundary
- Increase in size of the window openings in the rear elevation of Block 2 to improve light levels to proposed units
- Design alterations to facades including; increase in depth of brick 'fins' on frontage, alteration to brick treatment around side facing windows, alteration to use of materials to form the base
- Inclusion of second stair core in both blocks to accord with forthcoming Building Regulation requirements.
- Alteration to Unit Mix as a result of the inclusion of the second stair core
- Reduction in affordable housing offer as a result of; increased building costs, inclusion of healthcare facility, inclusion of second stair core.

3.3 Reconsultation has taken place in full.

Site and Surroundings

- 3.4 The site is a rectangular parcel of land, approximately 0.2 hectares in area and is located on the western side of Dingwall Road opposite the Ruskin Square development and in close proximity to East Croydon Station. The site is roughly level. The site previously comprised a two-storey building which was used as a job centre. The site had vehicle access from Dingwall Road. Planning permission was previously granted for a tall building on the site (see history below), which has been implemented and is a material consideration. The site has been cleared and is currently surrounded by temporary hoardings.
- 3.5 The surrounding area contains a mix of commercial and residential uses. Immediately to the north of the site is Carolyn House which comprises 22 storeys of residential development as its closest point to the application site. Connected to the rear of Carolyn House is a Premier Inn Hotel accessed from Lansdowne Road and also abuts the application site to the north. Immediately to the south of the application site is Renaissance House which comprises 5 storeys of office accommodation. Southern House directly to the rear provides office accommodation and is accessed primarily off George Street by pedestrians (with vehicular access from Walpole Road to the west).
- 3.6 To the eastern side of Dingwall Road is the construction site for the evolving Ruskin Square development, which once completed will introduce 11 buildings ranging from 11 to 22 storeys providing a mix of residential, office, retail and community uses. Directly opposite the application site is the new Home Office building which is substantially complete.
- 3.7 Other large-scale residential led mixed-use developments within close proximity to the site include Cambridge House (to the west of the site on Wellesley Road) and Ten Degrees (100a George Street). There is an extant permission for 1-5 Lansdowne Road and 30-32 Wellesley Road which comprises a 68-storey tower. A revised application has also been submitted at this site which comprises a 48-storey tower and is currently under consideration.

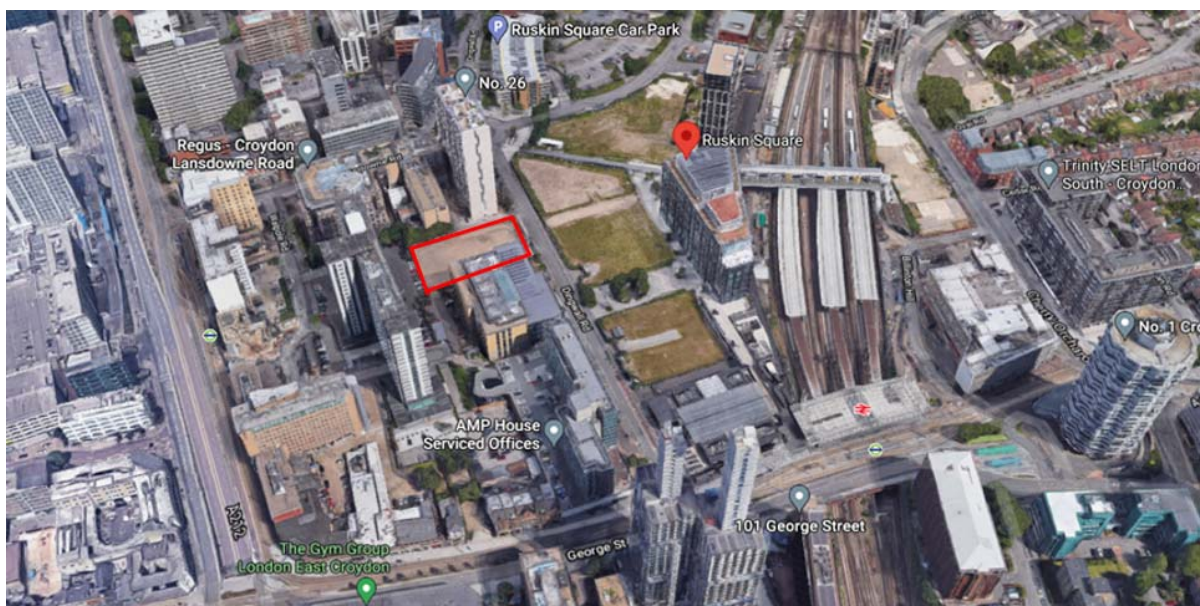


Figure 2: Aerial photo of the site

Planning Designations and Constraints

3.8 The site is subject to the following formal planning opportunities, constraints and designations:

- PTAL: 6B
- Flood Risk Zone: 1 (low risk)
- Croydon Metropolitan Centre
- Croydon Opportunity Area
- Place Specific Policy Area/Proposal Site (Local Plan Policy DM38) - Site Allocation 186 for offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)

Planning History

Application site

3.9 The following planning decisions are relevant to the application:

17/06327/FUL Full planning application for a residential-led mixed use development ranging in height from 9 (ground plus 8 levels) to 24 storeys (ground plus 23 levels), containing 181 residential units (86 no. 1 bed units, 81 no. 2 bed units, 14 no. 3 bed units) with flexible commercial space at ground, first and second floor level, 8 no. disabled access car parking spaces, cycle parking, and associated amenity space, hard and soft landscaping. **Approved** 30.10.2018 [Pre-commencement conditions discharged and CIL paid. Demolition works complete and groundworks including piling have been undertaken, however above ground works not implemented]

19/01315/NMA Non-material amendment to planning permission 17/06327/FUL to change the external appearance of the building facades and material palette. **Approved** 15.04.2019

19/03611/NMA Non-material amendment to planning permission 17/06327/FUL to alter the basement, ground and first floor layouts to accommodate the revised energy strategy resolving operational and technical detailed design requirements, alterations to both stair and lift cores, additional communal space at floor 09 and amended balcony/window detailing at Floors 01, 22 and 23). **Approved** 11.02.2020

20/05007/NMA Non-material amendment to planning permission 17/06327/FUL to change podium height for fire engine access. **Approved** 08.02.2021

There have been a number of applications to discharge conditions imposed on 17/06327/FUL.

Neighbouring Sites

Carolyn House

3.10 (LBC Ref 16/02458/P) – Erection of a 4 and 6 storey rooftop extension (38 apartments), change of use of Floors 2 and 8 from office to residential use (20 apartments) along with a part change of use of ground floor to form two

cafe/restaurant (Class A3) units, a part first floor communal co-working space, ground floor front extension and 2 storey rear extension, alterations to elevations, along with public realm improvements, associated parking and ground floor A3 use and residential entrance lobby. Permission Granted in April 2017 and completed on site.

Renaissance House

- 3.11 (LBC Ref 12/01111/DT) Erection of a five storey office building (Class B1), with flexible Class A1, A2, A3, B1 space at ground floor; together with a new pedestrian route through the site, public realm improvement works, associated car parking and landscaping (amendment to planning permission LBC Ref 12/00404/P). Permission granted in May 2012 and completed on site.

Ruskin Square

- 3.12 Ruskin Square has been subject to several planning applications as part of a phased redevelopment. Those most relevant to the proposed development are:
- 3.13 (LBC Ref 11/00631/P) The erection of five buildings with a minimum floor area of 53,880 sq metres and maximum of 62,080 sq metres to provide a minimum of 550 and a maximum of 625 residential units; erection of 6 buildings for Class B1 use for a minimum of 88,855 sq. metres and a maximum of 151,420 sq. metres; provision of a minimum of 7,285 sq. metres and a maximum of 10,900 sq. metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq. metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces. Permission granted in March 2012 and the first residential and commercial phases are now complete and occupied. Work onsite is on-going.
- 3.14 LBC Ref 20/01503/CONR (This includes the Home Office building) Application for development without compliance with conditions 7 (approved plans), 71 (B04 wind mitigation), 72 (B04 design details), 73 (B05 reveal depths) and 74 (B05 design details) subject to which previous planning permission 11/00631/P (The erection of five buildings with a minimum floor area of 53,880 sq. metres and maximum of 62,080 sq. metres to provide a minimum of 550 and a maximum of 625 residential units; erection of up to 6 buildings for class B1 use for a minimum of 88,855 sq. metres and a maximum of 151, 420 sq. metres; provision of a minimum of 7285 sq. metres and a maximum of 10,900 sq. metres of retail (class A1-A5 floorspace); provision of a maximum of 400 sq. metres of community use (class D1); provision of a replacement theatre of 200 seats; provision of energy centre and estate management facilities; formation of vehicular accesses and provision of pedestrian routes public open space and car parking not to exceed 256 parking spaces) was granted to allow for a revised office building across plots B04 and B05. (This application is accompanied by an Environmental Statement Addendum). Permission granted in June 2020. Work onsite is on-going.
- 3.15 LBC Ref 15/01289/RES Erection of a fifteen storey building comprising office use (class E(g)(i)) and commercial, business and service uses (classes E(a)-(d)); pub and drinking establishments (including those with expanded food provision) and takeaways (sui generis); and community and learning uses (classes E(e)-(f), F.1(a)-

(e) and F.2(a)-(b)) at part ground and part first floors along with parking (approval of reserved matters in connection with outline planning application 20/01503/CONR in relation to Plot B02)

3.16 1-5 Lansdowne Road and Voyager House, 30-32 Wellesley Road

LBC Ref 17/03457/FUL – Demolition of the existing buildings and the erection of a part 11, part 41, part 68 storey development comprising 794 residential units (Use Class C3), 35,000 sqm (GIA) of offices (Use Class B1a), retailing / restaurant / bar uses (Class A1 / A3 / A4 and/or A5), public viewing gallery, swimming pool and gym (Use Class D2), with associated access and servicing, car / cycle parking, landscaped pedestrian walkways and public plaza. Permission granted in October 2017. Extant permission however no works have commenced on site.

LBC Ref 23/02689/FUL Demolition of existing buildings and erection of mixed use development comprising of office (Use Class E (g)), maximum of 783 residential units (Use Class C3), and retail uses (Use Class E) across two tall buildings (Tower A with a maximum height of 48 storeys and Tower B with a maximum height of 35 storeys), with associated landscaping, access, cycle and car parking and other associated works. Pending consideration

Cambridge House, 16-18 Wellesley Road

- 3.17 (LBC Ref 16/03368/P) - Demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces. Permission granted March 2017. Work onsite is on-going.

100a George Street (Former Essex House / “Ten Degrees”), George Street, Croydon

- 3.18 (LBC Ref 17/04201/FUL) - Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping. Permission granted in February 2018 and completed on site.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

4.1 In summary, the officer recommendation has been informed by the following:

- The principle of the redevelopment of this site has already been established, bringing forward the regeneration of a vacant site.
- The provision of C3 residential use is fully supported.
- The amended scheme includes the provision of a much-needed healthcare facility in Central Croydon, in accordance with the policy site allocation.
- 20 affordable units in the form of Shared Ownership (equating to 9% by habitable room) which has been independently assessed as the maximum reasonable provision.
- The proposal includes 19 x three-bedroom units (9.5%) which roughly aligns with Policy requirements (10%).

- Against the backdrop of the 17/06327/FUL permission, a tall building is supported. The height and mass of the building has been assessed in relation to its impact from a wide range of viewpoints and found acceptable, including in relation to its impact on heritage assets.
- As amended, the design, appearance and detailed façade treatment of the development is of high quality as required for tall buildings.
- The future provision of the through route to Southern House is supported.
- The living conditions of adjacent occupiers would be protected from undue harm.
- The living standards of future occupiers are satisfactory (in terms of overall residential quality), and the homes would comply with the Nationally Described Space Standard (NDSS).
- On balance, the quantum of parking and impact upon highway safety and efficiency would be acceptable, subject to conditions and s.106 agreement.
- The environmental impacts, including wind, noise, air quality, land contamination and flooding, are acceptable subject to mitigation proposed through a combination of conditions and s.106 agreement.
- Sustainability aspects have been properly assessed and their delivery can be controlled through planning obligations and planning conditions.

4.2 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:

The Greater London Authority (Statutory Consultee)

5.3 The GLA have made the following comments at Stage 1. N.B. the comments refer to the originally submitted plans and documents, which will be considered by the GLA at Stage 2:

- Land use principle: The residential-led redevelopment of this allocated site within the Croydon Opportunity Area is supported in principle.
- Housing: The affordable housing offer comprises 21% affordable housing (by habitable room) with a tenure split of 38% low-cost rent to 62% intermediate. The proposal would increase the quantum of residential units on the site but maintains a similar level of affordable housing as per the extant scheme. This level of affordable housing falls significantly short of the 35% threshold and in the absence of a verified viability position is unacceptable. *(Officer note, the amount of affordable housing has since been reduced, partially as a result of floorspace being given over to a healthcare facility but following independent appraisal it has been demonstrated that it would not be financially viable to increase this. 2x financial reviews are to be included in the s.106 agreement to ensure additional profit is translated to affordable housing).*
- Urban Design: The application site is situated within an appropriate location for a tall building. While the design of the scheme is broadly supported, a townscape and visual study is required to fully assess the visual impacts of the proposed building. Further information is also required to address the

functional and environmental impacts of the tall building. The applicant should also address the concerns raised in relation to residential quality and the ground floor layout.

- Transport: Further information is required on trip generation and modal split, while the quantum of cycle parking needs to be increased. A financial contribution is also required towards public transport network improvements. The provision of electric vehicle charging points, construction logistics plan, delivery and servicing plan, travel plan, parking permit restriction and cycle parking design should also be secured by condition or S106 agreement
- Sustainable Development: Further information on various components of the energy strategy is required before the expected carbon dioxide reductions and overall savings can be confirmed. Additional information is also required in relation to whole life-cycle carbon.

Transport for London (Statutory Consultee)

5.4 There have been several rounds of amendments to the layout and Transport Assessment. The comments below relate to the latest amendments:

- Pedestrian Access - The applicant has incorporated a clear route for pedestrians from Dingwall Road to the Block 2 entrance. It should be confirmed that the entire route will be raised, and the provision of lighting and wayfinding should be secured.
- Healthcare facility cycle parking – Six long stay cycle parking spaces are proposed in the form of three Sheffield Stands. This is based on 30 staff on site at any one time and is accepted. Access to the spaces should be well-lit. Showers and lockers will be provided for staff which is welcomed, though the location of these should be confirmed.
- Residential cycle parking – A total of 324 long stay spaces are proposed. This is a shortfall of the minimum amount required by London Plan policy by 17 spaces. 4 of these spaces will be designed to accommodate larger or adapted cycles. At least 20% should comprise Sheffield standards (68 spaces), and a further 5% should be for larger cycles (17 spaces). Given the amount of disabled persons parking proposed, it is important to ensure there are other opportunities for non-car travel. The applicant should increase the amount of cycle parking to cater for larger and non-standard cycles.
- A further 14 visitor cycle spaces are proposed within the public realm which are accepted.
- Disabled persons car parking - 3 disabled person spaces are proposed which will include 2 for residents and 1 for the health facility. Given the high PTAL this can be accepted, however this should be supported with evidence that alternative options are suitable.

[OFFICER COMMENT: East Croydon Station, West Croydon Station, and the nearby Tram and Bus Stops all provide step-free access. The amount of cycle parking has been increased]

- The ability for drop-off to take place on site has been removed, in support of non-car modes. Financial contributions could secure improvements to the walking routes in the area. At least 5% of the proposed long stay cycle parking should be able to accommodate larger or adapted cycles.
- Public transport mitigation - Financial contribution of £110,000 (calculated using trip generation forecast) must be secured towards public transport enhancements in the locality of the development.
- Deliveries and servicing – Vehicle swept path analysis confirms that a standard refuse vehicle and ambulance, as well as more than one smaller delivery vehicle can access and turn within the site. A 10m rigid vehicle is not able to turn without overrunning the footway route which will be used by pedestrians.

Lead Local Flood Authority (LLFA) (Statutory Consultee)

- 5.5 The LLFA have no objection (further information was received to address initial concerns). The submitted strategy and overall approach generally meet LLFA requirements and demonstrates that appropriate SuDS measures have been considered and implemented where feasible.
- 5.6 Comments on amended plans - The updated Flood Risk Assessment/Drainage Strategy report confirms that although the proposed development mix, floor plans, and building heights have changed, there is no change to the impermeable areas or surface water drainage strategy proposed previously.

Environment Agency (Statutory Consultee)

- 5.7 Due to the scale, nature and setting of this proposal and the supporting information submitted, the Environment Agency has assessed this proposal as low risk and has no specific comments and provided advice with regard to contaminated land and sustainable drainage.

Historic England - Heritage

- 5.8 No comment

Historic England – Archaeology

- 5.9 The proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Health and Safety Executive (HSE)

- 5.10 Became a statutory consultee on 1st August 2021 and does not comment on planning applications submitted prior to that date.

Natural England

- 5.11 No objection

Thames Water

- 5.12 No objection with regard to surface water network infrastructure capacity or foul water sewerage network infrastructure capacity. Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal and as such recommend a condition to ensure water network upgrades are made. Recommends informatives with regard to public sewers, oil interceptors and development within 15m of underground water assets.

Network Rail

- 5.13 No objections

Metropolitan Police Service – Designing Out Crime Officer (DOCO)

- 5.14 Initial concerns were raised with regard to the permeability of the building and the external space. Internally, the building needs to be security compartmentalised as much as possible, with residents only being able to gain access to floors/blocks in which they live, through the use of smart lifts and stairwell access control. Outside amenity areas should incorporate defensible space around private apartment windows and doors. Externally, the public walkway through to Southern House leads to the undercroft parking/servicing area which has no natural surveillance and therefore could attract criminal activity. Concerns were also raised with regard to the security of cycle stores. Requirement for external lighting and CCTV
- 5.15 The applicant has made amendments to address said concerns. The development will now be gated to prevent public access. Were through access to Southern House required in the future, access times would be controlled. Internally, access control measures will be utilised. Cycle stores have been compartmentalised and access arrangements altered. The DOCO is satisfied with the amendments that have been proposed. A condition will be imposed to ensure the development meet Secure by Design standards and for lighting and CCTV details to be provided.

National Air Traffic Services (NATS) Safeguarding

- 5.16 No comment received

Gatwick Airport Safeguarding

- 5.17 No objection raised as the proposal does not conflict with safeguarding criteria.

Heathrow Airport Safeguarding

- 5.18 No safeguarding objections to the proposed development. Advise the developer that if a crane is required for construction purposes, then red static omnidirectional lights will need to be applied at the highest part of the crane and at the end of the jib if a tower crane.

London Biggin Hill Airport

- 5.19 This development will not affect the Airport Safeguarding regulations and therefore will not impact the safe airport operation.

London Fire Brigade

5.20 No comments received

Building Control (fire)

5.21 Reviewed the proposal and raised no objections to the planning application.

6 LOCAL REPRESENTATION

6.1 A total of 277 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site. The application has also been publicised in the local press. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 2 Objecting: 1 Neutral: 1 Supporting: 0

No of petitions received: 0

6.2 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
Environmental	
The contamination risk posed by Asbestos has not been properly quantified or assessed.	Contamination assessed below.
Transport and Highways impacts	
The impact on traffic/highways during construction and later, operation of the building will be significant on a busy one-way road.	A Construction Logistics Plan will be required by condition in order to minimise any highways issues during construction.
Use	
Loss of commercial unit	Given the site allocation, there is no in principle objection to the loss of the commercial unit. Principle of development addressed below in full
Healthcare needed in the area due to number of tower blocks, though amenity/resident space' also needed.	Noted. Amenity space addressed below in full.

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)

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG3 Creating a Healthy City
- GG4 Delivering the Homes London Needs
- GG6 Increasing Efficiency and Resilience
- 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
- D8 Public Realm
- D9 Tall Buildings
- D11 Safety, Security, and Resilience to Emergency
- D12 Fire Safety
- D13 Agent of change
- D14 Noise
- H1 Increasing Housing Supply
- H2 Small Sites
- H4 Delivering Affordable Housing
- H5 Threshold Approach to Applications
- H6 Affordable Housing Tenure
- H7 Monitoring of Affordable Housing
- H10 Housing Size Mix
- S1 Developing London's social infrastructure
- S2 Health and social care facilities
- E11 Skills and Opportunities for All
- HC1 Heritage conservation and growth
- HC3 Strategic and local view
- G1 Green Infrastructure
- G4 Open Space
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Emissions
- SI 4 Managing Heat Risk
- SI 5 Water Infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T2 Healthy Streets
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, Servicing and Construction
- T9 Funding transport infrastructure through planning

- DF1 Planning Obligations

Croydon Local Plan (2018)

- SP1 Place
- SP1.1 Sustainable Development
- SP1.2 Place making
- SP1.3/SP1.4 Growth
- SP2 Homes
- SP2.2 Quantities and locations
- SP2.3-2.6 Affordable Homes
- SP2.7 Mix of Homes by Size
- SP2.8 Quality and standards
- DM1 Housing choice for sustainable communities
- DM1.1 Provision of 3 or more beds
- SP3.6 Town Centres
- SP3.10 Flexible approach to commercial use in CMC
- SP3.14 Employment & Training
- DM4 Development in Croydon Metropolitan Centre
- DM4.2 Ground Floor Change of Use
- DM4.3 Mixed use developments
- SP4 Urban design and local character
- SP4.1-4.3 Urban Design and Local Character
- SP4.4 Croydon Opportunity Area
- SP4.5 -4.6 Tall Buildings
- SP4.7-4.10 Public Realm
- SP4.12-4.13 Character, Conservation and Heritage
- DM10 Design and character
- DM11 Shopfront design and security
- DM13 Refuse and recycling
- DM14 Public Art
- DM15 Tall and large buildings
- DM16.1 Promoting healthy communities
- DM18.1 Character, appearance and setting of heritage assets
- DM18.2 Proposals affecting heritage assets
- DM18.9 Archaeology
- SP6.1 Environment and climate change
- SP6.2 Energy and CO2 Reduction
- SP6.3 Sustainable design and construction
- SP6.4 Flooding
- DM23 Development and construction
- DM24 Land contamination
- DM25 Sustainable drainage systems and reducing flood risk
- SP7.4 Biodiversity
- DM27 Protecting and enhancing our biodiversity
- DM28 Trees
- SP8 Transport and communications
- SP8.3-8.4 Development and Accessibility
- SP8.6 Sustainable Travel Choice – pedestrians
- SP8.7 Sustainable Travel Choice – cycle

- SP8.11 Land used for Public Transport
- SP8.12-SP8.14 Motor Vehicle Transportation
- SP8.15-17 Transport and Parking
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development
- DM32 Facilitating rail and tram improvements
- DM38.1 Croydon Opportunity Area – enable development opportunities
- DM38.2 Croydon Opportunity Area – positively transform
- DM38.3 Central Areas
- DM38.7 Site allocations (No.186)

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 September 2023, and accompanied by the online Planning Practice Guidance (PPG). The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development;
- Delivering a sufficient supply of homes;
- Ensuring the vitality of town centres;
- Promoting healthy and safe communities;
- Promoting sustainable transport;
- Making effective use of land;
- Achieving well-designed places;
- Conserving and enhancing the historic environment

SPDs and SPGs

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

- London Housing SPG (March 2016)
- London Plan Guidance Housing Design Standards (June 2023)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- Technical Housing Standards: Nationally Described Space Standard (2015)
- National Design Guide (2021)
- Croydon Opportunity Area Planning Framework (adopted by the Mayor and Croydon) (2013)

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. Affordable housing and housing mix
3. Townscape and visual impact
4. Quality of healthcare accommodation
5. Quality of residential accommodation
6. Impact on neighbouring residential amenity
7. Tree, Landscaping and biodiversity
8. Access, parking and highway impacts
9. Flooding
10. Environmental Impacts
11. Flood risk
12. Sustainable Design and Construction
13. Fire Safety
14. Other Planning Issues
15. Conclusions

Principle of development

8.2 At the heart of the National Planning Framework 2021 (NPPF) is a presumption in favour of sustainable development which meets social, economic and environmental needs, and attaches great importance to significantly boosting the supply of new housing.

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

8.4 Croydon Local Plan Policy SP2.2 separates this target into three sub targets with 10,760 new homes to be delivered within the Croydon Opportunity Area, 6,970 new homes as identified by specific site allocations for areas located beyond the Croydon Opportunity Area boundary and 10,060 homes delivered across the Borough on windfall sites. In order to provide a choice of housing for people in socially-balanced and inclusive communities in Croydon, the Council will apply a presumption in favour of sustainable development of new homes.

8.5 The Croydon Opportunity Area Planning Framework (OAPF), which was adopted in 2013, sets out key strategic objectives for Central Croydon. This is focussed around the renewal and regeneration of the retail core, the delivery of new homes and jobs in high quality new development, with commensurate social infrastructure, public transport and public realm/high street enhancements.

8.6 The site is located within the Croydon Opportunity Area and Croydon Metropolitan Town Centre, where residential development is fully supported.

Existing Use

8.7 The site was previously occupied by a two-storey building used by the Job Centre (Use Class A2) which was demolished as a result of planning permission 17/06327/FUL

granted in October 2018. Apart from demolition and groundworks including piling, the approved development has not been constructed, and the site is currently vacant and not in use. The lawful use of the site remains for A2 uses, and the site is allocated in the Croydon Local Plan 2018 for offices and/or residential and/or hotel and/or replacement Class A2 (financial and professional services - with healthcare facilities, if required by the NHS).

Proposed Residential Use

- 8.8 The use of the site for residential purposes accords with the allocation in the Croydon Local Plan 2018 and is considered acceptable in principle. The proposal would deliver 199 residential units which would contribute to the borough meeting its annual housing targets.

Other Uses

- 8.9 The site allocation in the Croydon Local Plan 2018 proposes the use of the site as a healthcare facility (if required by the NHS). As originally submitted the scheme did not provide a healthcare facility. This was as per the previous consent at the site 17/06327/FUL whereby, at that time, the site did not fit the NHS's requirements. However, during consultation as part of the current application, the NHS confirmed their interest in use of this site for a healthcare provision.
- 8.10 After discussions with the NHS, the application has subsequently been amended to include the provision of a healthcare facility on the second floor of the building,. This space will have separate and direct access from the ground floor frontage. Whilst specific details with regard to internal layout are yet to be ascertained, the NHS has confirmed their general support for the proposal as submitted. This amendment is considered to be a significant benefit of the current scheme over the extant permission, providing a much-needed new medical facility in the centre of Croydon which will benefit not only the existing population, but also support population growth.
- 8.11 Whilst the proposed development would result in the loss of the site for A2 use (financial and professional services), that use is not explicitly protected by the development plan and is an acceptable use within the Site Allocation rather than one which must be delivered. The site would deliver an NHS facility instead. In addition to the community benefits offered by a new medical centre, this use would provide employment opportunities, and would result on the ground floor of the building having an "active frontage" and public facing ground-floor use; thereby delivering similar benefits to an A2 use.
- 8.12 Local Plan Policy DM4.3 requires development to demonstrate that a specified end user will occupy the building, or that a free fitting out will be provided for eventual end occupiers to ensure that the unit is capable of occupation and operation. A condition is recommended to secure this.
- 8.13 The development proposes the re-use of an existing underutilised site, in a highly sustainable location with a building which meets the standards set out in Development Plan policy and guidance. This approach accords with the core principles of the NPPF, which encourages the reuse of previously developed land in a sustainable location. In light of the priority given to the delivery of a significant number of new dwellings (particularly on underused brownfield sites) and the provision of a much-needed healthcare facility, the principle of the redevelopment of the site as proposed is supported and would fully comply with national and local plan policy.

Affordable housing and Housing mix

Affordable housing

- 8.14 Policy SP2.4 of the Croydon Local Plan 2018 seeks to negotiate to achieve up to 50% affordable housing, subject to viability and seeks a 60:40 ratio between affordable rented homes and intermediate homes unless there is agreement that a different tenure split is justified.
- 8.15 Policy 2.5 of the Croydon Local Plan 2018 requires a minimum provision 30% affordable housing unless not viable, in which case a minimum level of 15% affordable housing is required, plus a Review Mechanism entered into for the remaining affordable housing (up to the equivalent of 50% overall provision through a commuted sum based on a review of actual sales values and build costs of completed units).
- 8.16 London Plan (2021) sets a strategic target for 50 % of all new homes to be affordable. Policy H5 sets a threshold approach to viability at a minimum of 35%.
- 8.17 London Plan Policy H6 refers to affordable housing tenure. The split should be a minimum of 30% low-cost rented homes as either London Affordable Rent or Social-Rent, a minimum of 30% intermediate products including London Living Rent and London Shared Ownership and the remaining 40% to be determined by the borough as low cost rented homes or intermediate products based on identified need; in Croydon this is the 60:40 ratio set out in Policy SP2.4.
- 8.18 It should be noted that as the London Plan (2021) was adopted after the Croydon Local Plan (2018), where there is a policy difference, the most recent adopted policy should take precedence.
- 8.19 The developer cannot meet the strategic level of affordable housing as sought by Policy H4 of the London Plan or SP2.5 of the Local Plan. The scheme proposes to provide 9% affordable housing on site by habitable room (10% by unit number). This includes 20 affordable units, all of shared ownership tenure. These units would all be located in the rear block.
- 8.20 The current application was first submitted in May 2021. The delay in determination of this application was firstly a result of the NHS's confirmation late in the application process of their requirement for a healthcare facility on this site, which led to the scheme being amended to include this facility. A second significant setback to determination occurred when the GLA announced that all tall buildings will need to be provided with a second stair core for fire safety purposes (upcoming changes to Building Regulation requirements). This led to a further internal redesign to accommodate this fundamental requirement, resulting in a change in the proposed housing mix (leading to a greater proportion of 1-bedroom units). These amendments (whilst necessary and provide some benefits to the scheme) have fundamentally held back determination of the application. In the time that has passed since the previous application was granted, and this application was first submitted, amongst other things, build costs and inflation have soared, mortgage rates and developer finance rates have increased, and property prices have dropped. In addition to the economic challenges, the scheme now includes the provision of the healthcare facility, and a second stair core is provided which results in higher build costs and less sales revenue.

- 8.21 The application has been subject to a financial viability appraisal (FVA), which has been scrutinised independently by Gerald Eve (GE).
- 8.22 The FVA suggests a Benchmark Land Value (BLV) for the site of £2m. GE disagrees with the applicant's assessment of the BLV. GE has assessed the value against market evidence and also used sensitivity analysis on costs and private sales values which indicates that relatively small changes in cost and value would enable a minimum site value of £950,000. The evidence presented by GE to come to the BLV is supported by officers, noting that the site is currently vacant.
- 8.23 Sensitivity tests have been undertaken which show that the proposed scheme is currently unviable and cannot provide any additional affordable housing. The conclusion (for both the applicant and GEs review) is that the scheme is in deficit. The applicant indicates a viability shortfall of £14.88m, the appraisal output suggesting 4.05% profit return on cost against a target of 22.5%. GEs independent review suggests a deficit position of c.£3.5m. The difference is main due to GE retaining their stance on the BLV (as above) and providing slight adjustments in the gross development value (GDV) of the private and affordable residential and commercial uses, as well as adjusting the target profit return in line with recognised standards.
- 8.24 Notwithstanding the differences in values/assessment between the FVA and GE, GE have found that the scheme generates a residual value which is below that of the BLV. Therefore, based on the evidence available, within the inclusion of s106/CIL contributions and other scheme costs, it would not be viable for the proposal to provide additional affordable housing.
- 8.25 As the amount of affordable housing proposed is less than required by planning policy, London Policy H5 (f) states that (non-phased) viability schemes will be subject to early and late-stage review mechanisms, which are recommended. This would capture any changes (for example increase in home prices/reduction in construction costs) which may result in increased affordable housing provision and/or contribution. GE have undertaken further sensitivity testing on base costs and private sales values which shows that a 5.0% increase in private sales values coupled with a 2.5% decrease in costs would make the Scheme viable compared to the BLV, as does a 2.5% increase in private sales values coupled with a 5.0% decrease in base costs. This level of variation is within a tolerable level of variance to potentially produce a viable position with shifts in market conditions over the lifetime of the scheme. As such the inclusion of the review mechanisms are of key importance. For clarity, officers adopt the deficit provided in the GE independent review for the purposes of the affordable housing review mechanisms. The s.106 agreement will also seek to ensure that where viable any increase in the amount of affordable housing also results in an improved tenure split. The detail of this will be finalised as part of the S106 Agreement.
- 8.26 Having regard to the independent assessment of viability, it is considered that the proposal accords with the objectives of the development plan policies as far as possible with regards to affordable housing provision. Officers are satisfied, following in-depth and complex assessment and negotiations, that the scheme is able to deliver this maximum reasonable level of affordable housing, whilst providing the healthcare facility, with opportunities to review viability further down the line.
- 8.27 The proposed amount of affordable housing would not comply with the requirement of Local Plan Policy SP2.5 to provide an absolute minimum of 15% affordable housing.

However, as explained above the London Plan policies take precedence and the proposal would comply with the NPPF's expectation (para 65) to deliver at least 10% affordable housing. Given the extensive viability testing, the potential to deliver additional affordable housing through review mechanisms, and previous appeal decisions on other sites which have required robust evidence to support refusal reasons, officers are satisfied that the proposed affordable housing has been robustly assessed and does not warrant refusal on affordable housing grounds.

- 8.28 The GLA viability team have also undertaken an assessment of the scheme viability, They have not disagreed with the values and assessment that GE has made. They have however suggested that a greater amount of affordable housing could be delivered if the scheme were delivered as Build to Rent, or if the market housing was delivered as a residential investment. Whilst officers are minded to agree with the GLA's position, a decision needs to be made on the planning application before the Council, not an alternative proposal. There is no policy requirement for a Build to Rent scheme on the site, and therefore no basis to refuse the application for not providing one.
- 8.29 The s.106 review mechanisms are recommended to capture any changes which improve viability, and secure an uplift in the amount of affordable housing if the viability improves.
- 8.30 For context, the extant planning permission would have provided 41 units of affordable housing in total, 21.6% by habitable room, with a split of 66:34 (by habitable room) in favour of shared ownership). However, that scheme would not deliver an NHS facility or a second staircase, and has not been constructed.

Housing Unit Mix

- 8.31 London Plan (2021) Policy H10 encourages a full range of housing choice and states regard should be had to the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station, or with a higher public transport access and connectivity.
- 8.32 Croydon Local Plan 2018 Policy SP2.7 sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms, but allows for setting preferred mixes on individual sites via Policy DM1 and Table 4.1. Applying Table 4.1 to this site (urban setting with a PTAL of 4, 5, 6a or 6b) shows a requirement of 10% (in 'New Town' and East Croydon as defined by the Croydon Opportunity Area Planning Framework).
- 8.33 The unit mix of the development (by unit) is produced below for ease of reference:

	1 bedroom	2 bedroom	3 bedroom	Total units
Market Housing	98 (49%)	63 (32%)	18 (9%)	179 (90%)
Shared ownership	17 (8.5%)	2 (1%)	1 (0.5%)	20 (10%)
Total Proposed	115 (57.5%)	65 (33%)	19 (9.5%)	199

Table 1: Unit Mix breakdown

- 8.34 The scheme provides a total of 9.5% 3-bedroom units.
- 8.35 Given the location of the site within the Croydon Opportunity Area, and within 'New Town and East Croydon' character area, the high public transport accessibility and the high-density nature of the proposal, the provision of predominantly one- and two-bedroom units is acceptable in strategic policy terms. The proposal would provide an appropriate mix to meet both London and Croydon Plan policy requirements.

Townscape and visual impact

- 8.36 London Plan Policy D3 requires all developments to make the best use of land by following a design-led approach that optimises site capacity whilst responding to the site's context and capacity for growth. Policy D9 refers to tall buildings and provides criteria for assessing the visual, functional and environmental impacts of such buildings.
- 8.37 The Croydon Local Plan 2018 place-specific Policy DM38, Croydon Opportunity Area, is relevant to this site. The policies seek to enable development opportunities, including public realm improvements, to be undertaken in a cohesive and coordinated manner complemented by masterplans. Policy DM38.3 (central area) allows for tall buildings subject to detailed assessment of building form, treatment, urban design and height along with an assessment of the impact on views, heritage assets, shading and environmental impacts.
- 8.38 The relevant policies, The Croydon Opportunity Area Planning Framework and the adjacent East Croydon Masterplan seek to promote the production of a landmark urban quarter, delivery of a world class railway station, an efficient transport interchange and a well-connected and high-quality public realm. Given the proximity to the stations, nearby towers and the implemented consents there is an expectation for tall buildings to come forward. However, each is judged on its own merits and subject to detailed visual and environmental impact assessment, good design quality and other planning considerations.
- 8.39 There is an extant permission at the site (17/06327/FUL) which has been implemented insofar as the previous building on site has been demolished and groundworks including piling have been undertaken. That permission was for a residential-led mixed use development ranging in height from 9 to 24 storeys. The parameters of this consent have steered the massing and layout of the current scheme. The proposals retain the approved design principles however to overcome fundamental technical and delivery issues this is to be achieved through removal of the basement and the use of a masonry façade design and predominantly brick material palette.

Bulk, Height and Massing

- 8.40 The layout, scale and massing of the proposed development largely aligns with the implemented scheme (17/06327/FUL). As per the extant permission, the shape of the building and its arrangement on site is underwritten by a very strong architectural concept which provides a massing response that is unique to the characteristics of the site. The site, which is rectangular in shape, renders the development somewhat complex when seeking to create acceptable residential floorplate depths, separation distances, the need to maintain privacy and the desire to minimise single aspect north facing units.

- 8.41 The scheme's architectural team have therefore maintained the concept developed by the previous permission that creates two blocks that are different in height but linked by a central podium. The height of this podium has been amended during the course of the application as a result of the provision of the healthcare facility at second floor level. This approach allows for the parking, refuse and cycle storage and other servicing to be accommodated at ground and first floor levels at the centre and rear of the site with the residential units, healthcare provision and amenity space located above.
- 8.42 The heights of the two blocks differ. The rear block at 9 storeys would relate to the adjacent (6-8 storey) Premier Inn building. Given its location and surrounding urban context, this element of the building would be relatively screened and unintrusive within views from the public realm.
- 8.43 The front block would be part 18/part 28 storeys in height and would, in general terms, relate to the heights of the adjacent Carolyn House and to the scale of development at Ruskin Square. The proposed scheme is three storeys higher than the previously consented permission. The applicant has produced a thorough Townscape and Visual Impact Assessment (TVIA) and Vu City modelling to show the impact of this additional height within the surrounding town centre context, from immediate to long-range viewpoints. Whilst higher than the buildings within the immediate context on Dingwall Road (which are up to 22 storeys), the proposed height appears entirely consistent within the wider context of the Croydon Metropolitan Centre.
- 8.44 At street level the building would read as an integral feature which would complement the existing urban grain. The proposal would reflect the existing building line along Dingwall Road. The overall height being immaterial from this perspective. Alongside the Ruskin Square development there would be a greater enclosure to this road, however the setback of the building frontage from the pavement and the additional public realm and tree planting would preserve a comfortable streetscape experience. The proposal would enhance the current appearance of the vacant site and contribute positively to the streetscape along Dingwall Road.

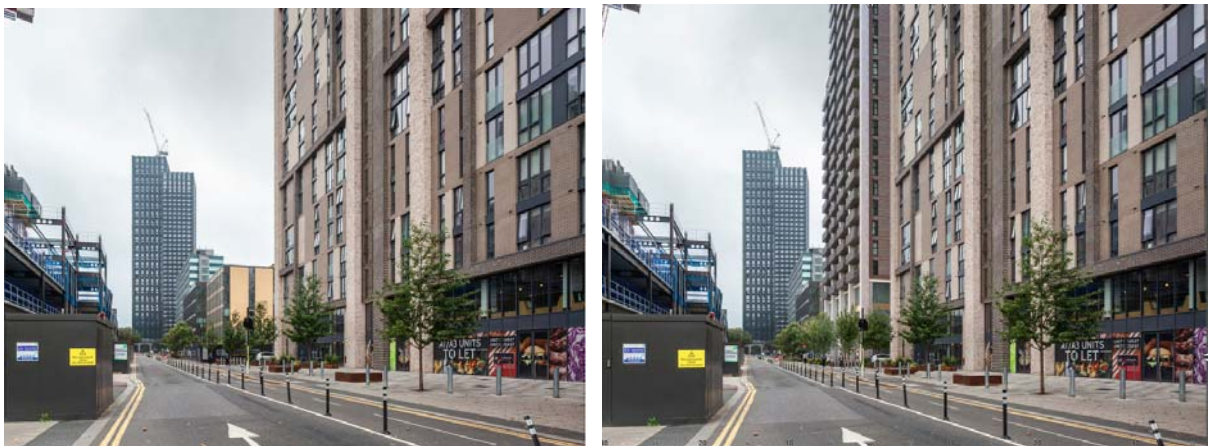


Image 1 - Existing and proposed visualisation at junction of Dingwall Road and Lansdowne Road



Image 2 - Existing and proposed visualisation at junction of Dingwall Road and George Street

8.45 When viewed from a range of wider perspectives, including Croydon Panoramas as identified in the Local Plan, it is clear that the proposed building sits comfortably and entirely appropriately within the wider townscape.



Image 3 - Proposed visualisation from Addington Hills (with red being the consented scheme overlaid)



Image 4 - Proposed visualisation from Wandle Park (with red being the consented scheme overlaid)

8.46 The front block would be stepped inward (between Floors 17 and 28) which successfully reduces the massing of the upper element of the block, creating a

slenderer profile within the wider skyline. The break in mass creates an amenity area at Floor 17 for future residents.



Image 5 – Proposed Dingwall Road Street elevation

8.47 The approach taken is considered to be successful and would result in a development that reflects the existing and emerging medium to tall developments in this central site adjacent to East Croydon Station.

Appearance

8.48 The overall façade design creates a distinctive, high-quality development. Given the prominent location of the site and the proposed tall building, it is essential that excellent design quality is delivered. The principle of the architectural expression has been formulated following a thorough character analysis of the local context which is supported.

8.49 The scheme's architectural team have followed a concept for the front block that uses a frame to express the verticality of the building in five equal fin columns capped at the top of the building or, in the case of the first fin column, a cut at Floor 18, which allows for an amenity terrace to be provided and helps to reduce the massing of the frontage building.

8.50 On the Dingwall Road frontage, the base of the building comprises three storeys which accommodate entrance, access and circulation space, communal space (residents gym at first floor) and health centre at second floor. There is a visual break between these uses and the residential elements above, whereby these frontages span glazing across the entire façade between brick piers. There is also a double height undercroft to the southern end of this frontage that leads to the entrance to the rear block and associated parking and servicing areas for the development. The height of this base element is entirely consistent with neighbouring visual cues along Dingwall Road, denoting a clear public entity which would be most noticeable within the street scape.



Image 6 – Visual of proposed street frontage



Image 7 – Visual of entrance and lower levels

8.51 Public art façade panels are coordinated across the frontage with a larger two storey panel giving prominence to the residential entrance. Access to the undercroft is gated, the design of these gates to reflect the public art strategy with perforations to maintain a visual link to the rear block entrance. These panels also wrap round the base of the side and rear elevations of the building to create a unified artistic design that links the front and rear blocks. This will create a distinctive and creative focal point to the building. The procurement of an artist will be via competition with an emphasis to invite artists with a local community connection and that the design will bear reference to

Croydon's historical and cultural identity. Officers will work closely with the applicant and design officers to ensure a quality finish is secured.

- 8.52 The external material proposed is largely brick. This includes strong brick pier detailing, protruding brick courses with discrete panel joining between colour tones. These details and the articulation of the facades break down the massing of the new built form. The use of the brick reflects an evolving locally distinctive pattern of 'new London vernacular' that is seen in other recent development surrounding East Croydon Station, including the Vita building, Carolyn House and the Morello development at Cherry Orchard Road.
- 8.53 The fenestration openings on the front façade sit within the brick fins/columns and are largely screened behind balcony structures. Balcony balustrades are proposed to be black metal railings. The railings are proposed to be angled to enable greater levels of privacy to mitigate the need for future residents to install makeshift screening.
- 8.54 The side elevations of the frontage block will also have a notable visual presence in the wider area, particularly in the southern side elevation which will be readily visible in views along Dingwall Road from George Street. The windows have a strong vertical emphasis with projecting brick panel detailing between and around them to further emphasis the verticality. The outside edges of the windows/brick panelling have a deep reveal of 225mm. These features combined create a strong visual presence and quality of finish.



Image 8 – Detailing of side elevation

- 8.55 The crown supports are proposed to read as a lightweight feature, set back from the outside face of the frame to sit integral with proposed glass screens that shield the upper storey amenity area.
- 8.56 The composition of the elevations and their materiality play an essential role in breaking up the massing and providing relief, design interest and contributing positively towards local character. The detailing (including window reveal depths, balcony details, glazing, public realm materials) and high-quality finish of materials would be secured by condition.

8.57 The applicant has provided a series of images that demonstrate the proposed development in the local context. The images provide reassurance that the proposed approach to materiality responds to the local context; in particular, neighbouring developments whilst maintaining the sense of distinctiveness essential for this important site in close proximity to East Croydon Station.

Public realm

8.58 The public realm design focusses around the frontage of the application site and provides an area of soft and hard landscaping whilst accommodating the four-metre safeguarding zone along Dingwall Road that is required for the potential future expansion of the tram network (which is to be secured by a s.106 obligation). The hard landscaping is drawn from a simple palette of robust materials which relate to the materiality of the existing Dingwall Road public realm. Soft landscaping at the frontage comprises 4 trees with landscaped beds beneath to continue the avenue tree planting along this side of Dingwall Road.

8.59 In addition to the public realm at the frontage of the development, it is proposed that the development includes a future route for general public use through the application site from Dingwall Road to Southern House at the rear. This route is provided along a denoted pedestrian access through the site. This route will be secured via a Section 106 agreement but its future utility is very much dependent upon a future redevelopment of Southern House or agreement with neighbouring land-owners. Whilst the entrance is proposed to be gated for security reasons, were the route through to be realised in the future, the s106 can be appropriately worded to ensure the gate remains open at certain times of the day to allow the public access through.

Heritage impacts

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

8.61 The NPPF (2021) places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets and affords great weight to the asset's conservation. At paragraph 199 it states that:

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

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

8.63 Local Plan Policy DM18 permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets. Further to this London Plan Policy HC1 states that developments should conserve historic significance by being sympathetic of the assets' significance and setting. Policy HC3 protects strategic and local views. This

policy goes on to state that new development can make a positive contribution to the views, and this should be encouraged.

- 8.64 The site itself is not situated within a conservation area nor contains any historic features. The closest Conservation Area is Central Croydon which covers the western part of George Street and North End. The conservation area sits to the west side of Wellesley Road, the closest part approximately 150m (at the crow flies) from the development site. The closest statutorily listed buildings are Electric House on Wellesley Road (150m away) (Grade II listed), the Grade I listed Alms Houses on the corner of North End and George Street, approximately 335m away and Grade I listed Parish Church of St Michael and All Angels on Poplar Walk (approximately 400m away). There are several locally listed buildings with the vicinity of the site, including Corinthian House on the corner of Dingwall Road and Lansdowne Road (approximately 100m from site), East Croydon train station (approximately 170m from site), No.1 Croydon (approximately 280m from site) and a number of other buildings on George Street (71 to 79 on the northern side of George Street, Norfolk House which wraps round the corner of George Street and Wellesley Road) as well as with the Central Croydon Conservation Area. Locally Listed Historic Parks and Gardens include Queens Gardens (440m to the southwest of the site) and Park Hill Park (approximately 490m to the southeast).
- 8.65 Extensive modelling and visualisations have been undertaken from numerous viewpoints which is sufficient to understand the likely impact on the setting of local heritage assets. These visualisations demonstrate that the proposal would have no harmful impact on the setting of these heritage assets against the backdrop of existing and consented developments within the Croydon Metropolitan Centre.
- 8.66 Several views from important locations within heritage assets were scoped out as it was demonstrated that there would be no view of the proposed building from these sensitive locations or that view would be screened. These views include – North End/George Street adjacent to Alms Houses; Local Designated View from George Street of No.1 Croydon and view along George Street; view from Electric House; view from eastern edge of Queens Gardens.

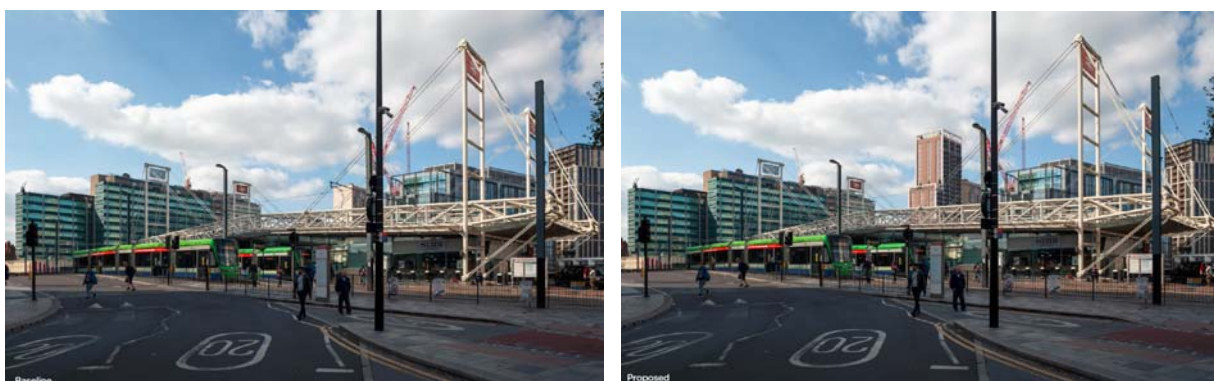


Image 9 - Existing and proposed visualisation from front of East Croydon Station

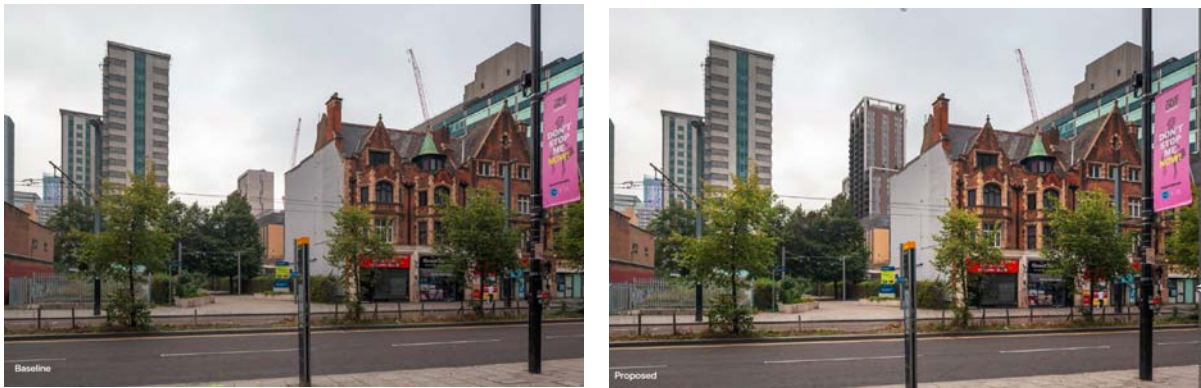


Image 10 - Existing and proposed visualisation from southern pavement of George Street, at Collage Square facing north



Image 11 – Consented and proposed representative view from junction of A232 Croydon Flyout with Park Lane (adjacent to the eastern side of Queens Gardens)



Image 12 – Consented and proposed representative view from Park Hill Park

8.67 It is concluded that there would be no harm on the significance of the nearby heritage assets and Conservation Area. Notwithstanding, were members to come to a different view, as per paragraph 202 of the NPPF (2021), where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposed building. For the avoidance of doubt, the proposed scheme does offer several public benefits, redevelopment of an underutilised site, 199 residential units, provision of a much-needed healthcare facility in Croydon centre, creation of jobs, improvements to the public realm and an improved active frontage.

Overall

- 8.68 It is considered that the massing and appearance of the proposal is appropriate and with the imposition of suitably worded and detailed conditions, will contribute positively to the existing and emerging townscape of the Croydon Metropolitan Centre.

Quality of healthcare accommodation

- 8.69 The scheme provided a new healthcare facility within the centre of Croydon which the NHS has confirmed is required to meet current local need. This is a strong benefit of the amended scheme. The applicant has worked with the NHS to form the floor plan to fit the operational and flexible needs of the NHS as far as can be ascertained at this stage, without knowing the exact use or end-user. The quantum of floor space (1,026sqm total) accords with NHS requirements.
- 8.70 The accommodation comprises the healthcare facility at second floor level with an entrance lobby fronting Dingwall Road. The provision is accessed via 2 x lifts and a stair core dedicated to the healthcare facility's use. The facility has a second emergency stair core and lift further back within the site, as well as a separated refuse and cycle store at ground floor level. An ambulance bay is proposed within the site. Transport impacts are discussed further below.
- 8.71 The internal layout and fit out of the healthcare facility will be developed in collaboration between the developer and NHS, and in consultation with the MET police to ensure adequate security standards are achieved. The details will be secured by condition. The fit out will be funded by the developer and will be secured within the legal agreement.

Quality of residential accommodation

Residential space standards

- 8.72 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, that accord with National Described Space Standards (NDSS) (2015). London Plan Policy D6 and Policy DM10.4 of the Local Plan require provision of high-quality private amenity space at a minimum of 5sqm per 1-2 person unit and an extra 1sqm per extra occupant thereafter, with a minimum depth and width of 1.5m. Aligning with the above-mentioned policies, the London Housing SPG (2016) and London Plan Guidance (LPG) Housing Design Standards (June 2023) outline a number of required standards to ensure quality accommodation.
- 8.73 A full schedule of accommodation has been provided by the applicant and can be found at Appendix 2. Within the proposed development, all of the proposed units would meet the London Plan and NDSS requirements in terms of overall size, bedroom size and storage space. The number of dwellings accessed from a single core does not exceed eight; all units would achieve a minimum 2.5 metre floor to ceiling height (as required by Policy D6, and the living room sizes would generally align with or exceed the standards (overall sizes, and width) in the Housing Design Standards LPG.

Aspect, Ventilation and Overheating

- 8.74 The Housing Design Standards LPG says that new homes should be dual aspect unless exceptional circumstances make this impractical or undesirable. Where single aspect dwellings are proposed, by exception, they should be restricted to homes with one or two bedspaces, should not face north and must provide adequate daylight and privacy.
- 8.75 London Plan Policy D6 says single aspect dwellings should only be provided where it is considered a more appropriate design solution to meet the requirements of London Plan Policy D3 (optimising site capacity through the design-led approach) and that it can be demonstrated that it will have adequate passive ventilation, daylight and privacy. The policy requires development to provide sufficient daylight and sunlight that is appropriate for its context.
- 8.76 All of the proposed two- and three-bedroom units would be dual aspect, located on the corner of the buildings and taking opportunities for cross ventilation where possible. 65 units (33%) are single aspect, these all comprise one bedroom and all of these units face either east or west. There are no single aspect north facing units, meaning all homes would have access to direct sunlight; and smaller windows are proposed on the south (east) elevation to minimise overheating. Many of the windows will be located below balconies which will provide natural shading.
- 8.77 London Plan Policy SI 4 (Managing heat risk) says that development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. Major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems.
- 8.78 An Overheating Assessment has been provided. The assessment demonstrates that the proposed development passes the overheating assessment for a moderately warm summer however struggles to meet the requirements during periods of higher intensity (i.e. high temperatures during evening/night-time hours).
- 8.79 The building will have a reinforced concrete frame which provides a significant amount of thermal mass, which provides a dampening effect, allowing the development to buffer itself from extremely high temperature outside. Because of the thermal mass, the building does not cool down instantly on a warm summer evening, however lowering the thermal mass is not recommended as it helps to buffer against extreme temperatures during the day. The development will also have highly insulated external walls which minimise any heat gain through conduction.
- 8.80 There are no south facing single aspect units. Where possible living areas are located on corners to allow for cross ventilation which allows occupants to use natural ventilation more effectively to control their indoor temperature. Mechanical ventilation is also proposed. Overhanging balconies will create some external shading and solar control glazing is proposed. Efficient LED lighting is required as part of the Energy Strategy which minimises internal heat generation. No mechanical cooling systems are deemed necessary for the residential element of the scheme. It is considered that all possible measures have been taken to reduce internal overheating as far as practicable.
- 8.81 Assessment of overheating within the non-residential spaces is not feasible at this point as such assessment requires understanding of internal gains from proposed us

of these spaces and detailed design of ventilation equipment. However, these spaces will follow to cooling hierarchy as outlined in London Plan Policy SI 4 in order to minimise overheating and cooling demand. Highly efficient LED lighting and solar control glazing will be specified, and mechanical ventilation will be used.

8.82 As a result, the homes are considered to be appropriately designed in accordance with the relevant standards.

Accessibility

8.83 London Plan Policy D7 states that new development must ensure that 10% of new dwellings within a scheme (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4 (3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'. Policy SP2.8 of the CLP (2018) states that the Council would ensure that new homes in Croydon meet the needs of residents over a lifetime.

8.84 20 of the units (10% of the total) would be accessible or capable of easy adaptation for wheelchair users (M4(3) compliant). The remaining 90% (179 dwellings) would be M4(2) compliant. Three lifts are proposed in the front block and two in the rear.

Entrance and approach

8.85 To accord with the Housing Design Standards, the communal entrance lobbies should be visible and clearly identifiable from the public realm. The residential accommodation in the front block has direct access from the front of the building and the frontage has been designed with a two storey public art feature that denotes this entrance arrival. Within the building there would be a large lobby area and a concierge desk.



Image 13 - Visualisation of Dingwall Road frontage and access to front block

8.86 Given the tight constraints of the site, entrance to the rear block is set back within the site, accessed via a footpath situated under the undercroft and through the parking area. A denoted pedestrian walkway is proposed and the entrance is visible in views from the front of the site. The two-storey public art feature is followed through to this

rear entrance to demark this space. Gates are proposed to be installed within the undercroft which will ensure that the servicing area and rear access for residents is secure. This layout was approved within the previous permission and officers have worked with the applicant during the current submission to enhance this space as far as possible. On balance, the access layout is considered acceptable.



Figure 3 – proposed ground floor layout plan



Image 14 - Drawing showing pedestrian access to rear block

Privacy

8.87 Standard 28 of the Housing SPG states that habitable rooms should be provided with an adequate level of privacy in relation to neighbouring properties, the street and other public spaces. 18-21m is indicated as a suitable minimum distance between facing

habitable rooms, although the standard notes that “*adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city and can sometimes unnecessarily restrict density*”.

- 8.88 The lower 6 storeys of residential accommodation in the front block and upper 6 storeys in the rear block face onto each other and are separated by a distance of 16.5 metres (15m to back edge of balcony). This relationship is between new-to-new accommodation (i.e. no existing occupiers). The units in the front block have their balconies facing westwards into to the site. The rear block has been designed to limit any overlooking issues as far as possible. Main affected windows serve bedrooms, which are less likely to be utilised during the daytime and the windows that serve main living areas are secondary with main openings having a side facing outlook. As such, it is considered that mutual overlooking between residential units within the site would be at acceptable levels.
- 8.89 Above the level of the rear block, the residential units in the front block facing westwards have unrestricted obtrusions above the rear block into the rest of the development site.
- 8.90 Some third-floor residential windows and one amenity area face directly onto the podium level communal amenity space. Where this has been unavoidable, landscape buffers have been provided to ensure the privacy of occupiers as far as possible. Main effected windows serve bedrooms, which are less likely to be utilised during the daytime and the windows that serve main living areas are secondary with main openings having a side facing outlook.
- 8.91 In terms of privacy from adjacent sites, it is noted that the majority of adjacent premises are commercial in use and therefore mainly likely to be occupied during the daytime.
- 8.92 Southern House to the rear/east is located 20m from its rear boundary and therefore there would not be any harmful privacy issues. If this site were to come forward for redevelopment in the future, consideration would need to be given to the position of the windows in the rear most elevation of the proposed development.
- 8.93 Renaissance House to the south comprises 5 storeys of office use. The majority of residential use in the proposed scheme starts at third storey level. Habitable room windows are proposed in the side elevation facing Renaissance House however the majority are secondary to the main living space, and it is recognised that bedrooms will be less used during the daytime (when Renaissance House is occupied).
- 8.94 The Home Office building directly on the opposite side of Dingwall Road is approximately 19m away from the front face of the proposed balconies. Given this gap, there would not be any harmful privacy issues. Again it is noted that this building will be mostly occupied during the daytime.
- 8.95 Carolyn House to the north is in residential use. The windows in the side elevation serve a communal stairwell which poses no concerns in terms of loss of privacy of the proposed new units. Habitable room windows are proposed in the side elevation facing Carolyn House however the majority are secondary to the main living space, and it is recognised that bedrooms will be less used during the daytime. The proposed rear block is approximately 23m away from Carolyn House and given this separation distance there would not be any harmful privacy issues.

8.96 The Premier Inn hotel also to the north has no main windows in the side elevation facing the application site and therefore there will be no loss of privacy to future occupiers from this building.

Communal Amenity Space and Child Play Space Provision

8.97 Local Plan Policy DM10.5 requires provision of high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

8.98 A range of communal residential amenity areas are provided throughout the scheme in the form of roof terrace areas. The third-floor podium provides approximately 275sqm of usable space (after defensible space around residential windows is removed) and will comprise soft and hard landscaping and incorporate playspace into the landscape. There are further amenity areas at Level 17 of the front block (115sqm), and rooftop communal amenity areas at the top of each block (205sqm on rear block and 151sqm on front block). In total, approximately 746sqm of usable external amenity space is provided across the development which is considered a significant amount for a high density, urban development in a town centre location.

8.99 The results of the overshadowing assessment show that, as a whole, 88% of the proposed amenity spaces experience at least 2 hours of sun on the 21st of March. This is well in excess of the BRE target of 50%. The roof top terraces will be very well sunlit with each enjoying more than 2 hours of sunlight to 88-100% of the space. The podium space at third floor level is marginally more constrained by the presence of the existing and proposed adjacent structures but will still achieve very good levels of direct sunlight throughout the year with 85% of its area receiving more than 2 hours. Notably, raising the podium within the amended scheme from second to third storey has been a significant positive design change. In the consented scheme the podium only received 2 hours of sunlight to 25% of the space.

8.100 Internal communal amenity spaces are also provided, including a resident's gym at first floor (110.9sqm), residents flexible lounge at third floor level (70sqm) which opens out onto the third-floor podium space which will act as an extension to this area. This communal provision is for residents of both blocks.

8.101 Play space – London Plan Policy S4 requires residential developments to incorporate good quality, accessible play provision for all ages. At least 10sqm of play space should be provided per child that a) provides a stimulating environment b) can be accessed safely from the street by children and young people independently c) forms an integral part of the surrounding neighbourhood d) incorporates trees and/or other forms of greenery e) is overlooked to enable passive surveillance f) is not segregated by tenure. Local Plan Policy DM10.4 (d) requires all flatted development to provide a minimum of 10m² per child of new play space, calculated using the Mayor of London's population yield calculator.

8.102 Based on the GLA play space and population calculator, the proposed development generates a child yield of 31.6. Based on the GLA children's play space requirement calculator this leads to a total play space requirement, for all age groups, of 315sqm.

Age	Play Space Requirement	Proposed Play Space Provision
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Under 5 Years	170sqm	221sqm
5 to 11 years	110sqm	183.7sqm
12+ years	35sqm	47.7sqm
Total	315sqm	451.9sqm

Table 2 – Play Space required and proposed

8.103 The proposed play space is split between the podium and roof top communal gardens. All of the under 5's play space is located at podium level and is proposed to consist of a variety of landscape features, games, sensory play, grass mounded wave structures, play panels and growing beds. The older years provision will be set across the communal levels. The 5-11 years play space will incorporate sculptural play equipment to focus on providing active and sensory play suitable for the location. The 12+ play space will include areas for informal social recreation and includes features such as a table tennis tables and areas to socialise and interact with peers. The amount of proposed play space exceeds the policy requirement and full details will be secured within the landscape design condition.

8.104 Private Outdoor Amenity Space

8.105 All of the units would also meet the requirements outlined Local Plan Policy DM10.4 and the Housing SPG in relation to amenity space quantum and minimum dimensions. Within the front block, the amenity space is a uniform size sitting between the brick piers across the front and rear facades. The amenity space in this block exceeds the minimum standards for all units. At the rear block, the balconies would be located on the rear elevation, and inset within the flank elevations; again all achieving at least the minimum space standard for each home.

8.106 The submitted wind study also indicates that all of the balconies would achieve wind conditions that are suitable for their intended external amenity use.

Daylight and sunlight conditions for future residents

8.107 The Building Research Establishment (BRE) Report 209, '*Site layout planning for daylight and sunlight: A guide to good practice*', is the reference document used by most local authorities for assessing daylight and sunlight in relation to new developments. Commonly referred to as 'the BRE guidelines', it provides various testing methodologies to calculate the potential light levels received by neighbours of a development site and provided within a proposed new development. The 2022 update to the BRE guidance was published on 9th June 2022. The assessment methodologies and target metrics in respect of the impacts to neighbouring properties remain broadly unchanged from the earlier (2011) guidance save for some areas of clarification. The primary change relates to the assessment of internal daylight and sunlight amenity within the proposed habitable accommodation. It is important to note that the standards set out in 2022 guidance are generally harder to achieve than the previous Average Daylight Factor (ADF) assessments adopted under the 2011 version of the guidance. A lower compliance rate with the new targets is not indicative of a less acceptable scheme as the difference in the assessment metrics should be noted. This is particularly so in respect of urban development where a number of important design factors such as the provision of balcony private amenity space and limiting solar gain / overheating may lead to a trade-off against achieving higher internal amenity levels.

8.108 The daylight and sunlight amenity provided within the proposed residential accommodation has been assessed using both the Daylight Illuminance and Sunlight

Exposure assessments set out within the 2022 BRE guidance and the ADF and APSH tests from the 2011 BRE guidance which were utilised when determining the earlier consent for the site.

Daylight

- 8.109 2022 BRE Assessment for daylight - The Daylight Illuminance method utilises climactic data for the location of the site, based on a weather file for a typical or average year, to calculate the illuminance at points within a room on at least hourly intervals across a year. The guidance provides target illuminance levels that should be achieved across at least half of the reference plane for half of the daylight hours within a year. Bedrooms are expected to achieve illuminance levels of 100 Lux and shared Living/Kitchen/Dining Rooms 150 Lux.
- 8.110 The results of the Daylight Illuminance assessment indicate that 398 (79%) of the 502 habitable rooms meet or exceed the BRE target. Of the 30 LKDs that fall below the targets, 15 of these will achieve a median Lux of between 75 and 113 which is a less significant deviation from the 150 target. All of the LKDs that fall below the target are positioned beneath balconies which act as an obstruction and can limit the amount of light available from the sky to the windows but provide well-lit external amenity space for the occupiers. A number of the bedrooms that fall below the target are also overhung by balconies.
- 8.111 The BRE guidelines note the effect of balcony provision in potentially restricting internal amenity however this is a common trade-off in a modern flatted scheme and also carries shading benefits, to minimise overheating within the changing climate. In view of the obstructions that these balconies present, the assessment has considered the daylight illuminance assessment to the rooms without the obstructions in order to illustrate what role these play in potentially limiting internal daylight to both the living spaces and bedrooms. When the impact of the balconies is taken into account the number of rooms which meet the target increases from 398 to 415 (83%).
- 8.112 The results of the daylight illuminance assessment are consistent with daylight levels that are considered typical for urban development. Whilst there are deviations to the lower floors and areas beneath balconies, the vast majority of the rooms will be well lit.
- 8.113 2011 BRE Assessment for daylight - The previous 2011 edition of the BRE 209 document utilised the Average Daylight Factor (ADF) method for calculating internal amenity. The ADF method calculates the average illuminance within a room as a proportion of the illuminance available to an unobstructed point indoors under a sky of known luminance and luminance distribution. This calculation considers the physical nature of the room behind the window, including window transmittance and surface reflectivity.
- 8.114 The results of the ADF assessment have shown that 451 (90%) of the 502 habitable rooms meet the BRE and British Standard guidance criteria. The previously consented scheme attained an overall compliance rate of 67%.

Sunlight

- 8.115 In respect to direct sunlight, the 2022 BRE guidance recommends that a space should receive a minimum of 1.5 hours of direct sunlight on a selected date between 1 February and 21 March with cloudless conditions. This can be applied to all rooms, but

it is preferable for the target to be achieved within a main living room. Rooms in all orientations may be assessed and the sunlight received by different windows may be added together provided there is no double-counting. The site layout and design should maximise the number of dwellings within main living rooms meeting these targets. It is also advised that a dwelling has at least one window wall facing within 90 degrees of due south.

- 8.116 Overall, 111 (56%) of the 199 proposed units would meet or exceed the BRE target, with the majority of these units achieving the figure within the main living space (103 units). Furthermore, the urban nature of the site and context of Croydon means that there are a number of neighbours in close proximity to the south and west which somewhat obstruct the amount of sunlight that can reach the units within the proposed scheme. Therefore, the more limited levels of sunlight can be considered typical of the urban context. Overall, the height of the proposed scheme is commensurate with the development context and the sunlight compliance is considered to be in line with the BRE guidance.
- 8.117 2011 BRE Assessment for sunlight - The Annual Probable Sunlight Hours (APSH) test calculates the percentage of probable hours of sunlight received by a window or room over the course of a year. The guidelines suggest that the main living rooms within new buildings should achieve at least 25% of annual sunlight hours, with 5% during the winter period. For neighbouring buildings, the guide suggests that occupiers will notice the loss of sunlight if the APSH to main living rooms is both less than 25% annually (with 5% during winter) and that the amount of sunlight, following the proposed development, is reduced by more than 4%, to less than 0.8 times its former value.
- 8.118 In terms of sunlight under the 2011 test, the assessment shows that of the 132 living spaces where the main windows are oriented within 90 degrees of due south, 85 (62%) achieve the recommended levels of 25% APSH and 5% APSH. This is 43% of all of the units in total.
- 8.119 It is noted that the consented scheme provided only 39 BRE compliant L/K/Ds compared with the amended proposals which provide 85 units which achieve the 2011 BRE target for annual sunlight. 111 units meet the 2022 BRE target, 103 units achieving the target in the main living space (52% of units).
- 8.120 The scheme has a similar internal arrangement to the consented scheme in terms of the orientation and layout of the residential units but provides a notable uplift in the number of units that have daylight/sunlight levels that meet the BRE and British Standards. On this tightly constrained site, the living room, kitchen and dining room of each flat have been designed to maximise the amount of light into the living area and each unit has access to a private balcony that meets or exceeds policy requirements. There are several tests set out in the BRE guidance relating to sunlight and daylight, and most of homes will comply with at least one of those tests in at least one habitable room; resulting in relatively good access to sunlight and daylight within a built-up urban setting. Overall, it is considered that the levels of daylight and sunlight are satisfactory.

Overall quality of amenity

- 8.121 Given the tight constraints of this site and its location within the Metropolitan Centre of Croydon, the proposed development creates a good quality residential development that provides amenity of future occupiers that accords with all policy requirements.

Impact on neighbouring residential amenity

8.122 Croydon Local Plan (2018) Policies SP4.1 and SP4.2 seek to respect and enhance character to create sustainable communities and enhance social cohesion and well-being. Policy DM10.6 states that the Council will support proposals for development that ensure that; protect neighbouring amenity; do not result in direct overlooking at close range or habitable rooms in main rear or private elevations; do 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; provide adequate sunlight and daylight to potential future occupants and do not result in significant loss of existing sunlight or daylight levels of adjoining occupiers. London Plan Policy D3 requires development to deliver appropriate outlook, privacy and amenity.

Sunlight and daylight

8.123 The application is accompanied by a Daylight and Sunlight Assessment which provides an assessment of the potential impact of the development on daylight and sunlight to neighbouring residential properties.

8.124 Daylight impacts on the relevant neighbouring buildings have been assessed with tests for Vertical Sky Component (VSC) and No Sky Line (NSL). Sunlight has been assessed against the Annual Probable Sun Hours (APSH). See Appendix 3 for terms, in relation to the 2011 BRE 'Site Layout Planning for Daylight and Sunlight'

8.125 Guidance suggests that if the VSC percentage difference is less than 27% and less than 0.8 times its former value then there would be an adverse effect. However, the BRE guidance allows alternative target values and an appropriate degree of flexibility particularly to higher density development, in opportunity areas, town centres, large sites, accessible locations and allocated sites. It is considered this is the case here and that the BRE standards should be applied flexibly, endorsed by the London Housing SPG (2016).

8.126 The OAPF (paragraphs 6.21-6.25) states that it is important to ensure that any adverse effects from loss of sunlight and daylight to residential occupiers is minimised. The document goes on to state that: "*It is recognised that in heavily built-up areas such as the Croydon Opportunity Area, new development will inevitably result in some level of overshadowing and overlooking of neighbouring properties and amenity spaces. It should be noted that the existing pattern of development in the central part of the COA is not conducive to the application of normal planning guidelines for sunlight and daylight. As such, as part of new development proposals, there will need to be a flexible approach to the protection of natural light for existing properties*".



Image 15 – Adjacent residential buildings

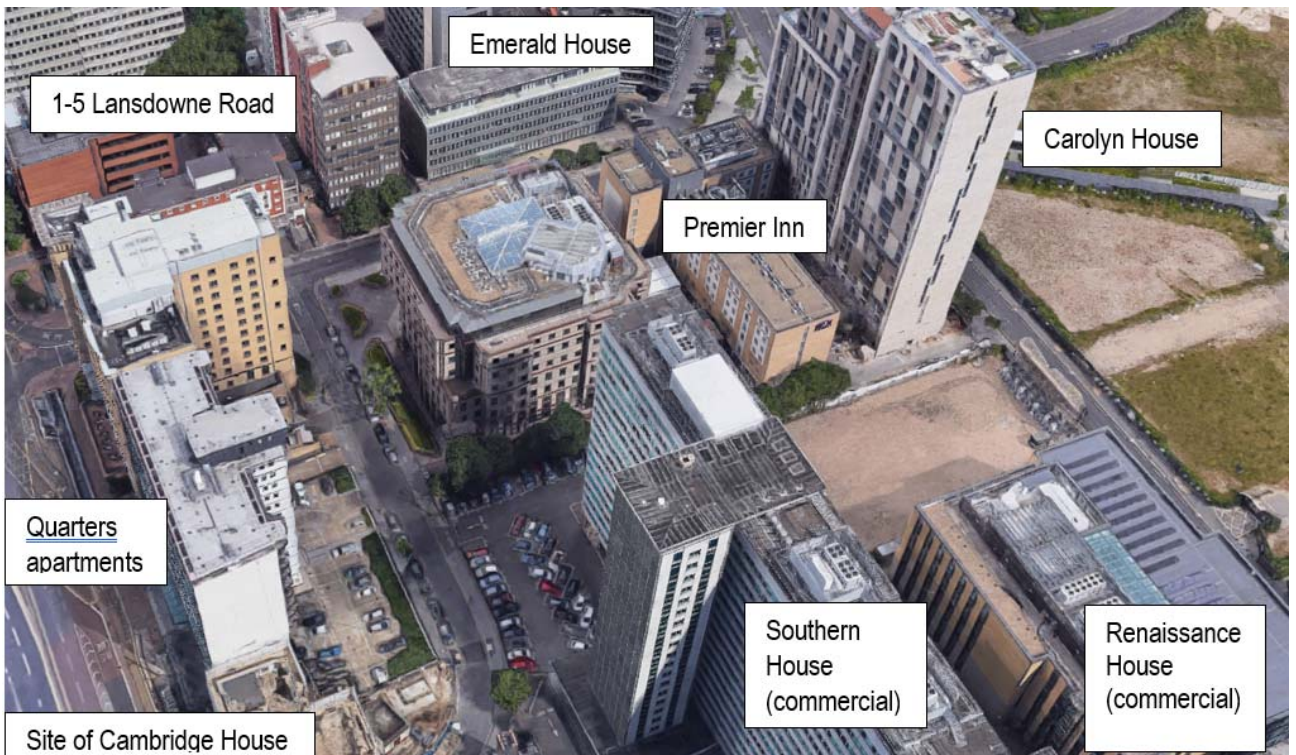


Image 16 – Aerial view of adjacent buildings

Quarters Apartments - 20 Wellesley Road

8.127 Quarters Apartments is a 13-storey building located to the west of the site on Wellesley Road and is made up of studio apartments. The windows to the rear of the building are partially obstructed from the development site by Southern House.

8.128 Within the previous consented scheme, the Daylight test results showed that all but two of the assessed rooms would continue to achieve levels of internal daylight in excess of the recommended BRE Report guidelines and that those two rooms fall marginally below the guidelines and retain 0.75 and 0.79 of the value in the existing conditions (former value). As such it was considered that the occupants would not be adversely affected by these changes. The VSC test showed that all but 5 of the 130 assessed windows would exceed the recommended guidelines. Of the windows that transgress, 3 retain in excess of 0.70 the former value while the other two retain 0.60 and 0.38. The transgressions occur to windows positioned beneath balconies and achieve low daylight levels in the existing conditions. The BRE Report makes reference to testing without balconies and the appended results show that all the windows would pass the guidelines if the balconies were not present. Therefore, the rooms as a whole will continue to meet the BRE guidelines.

8.129 Compared to the previously consented scheme, the assessment shows that there will be no further noticeable impacts to this property. All of the rooms analysed all will retain absolute VSC values within 0.3% of the consented scenario and any changes will therefore be unnoticeable. Very minor shifts in the more detailed "No Skyline Contour" (NSC) test are noted to a small number of apartments at the very lowest floors. However, the most significant shift is just 4.4%, with the proportional retention values for all rooms remaining virtually unchanged.

8.130 For sunlight, in accordance with BRE recommendations, it has not been necessary to test this property because the windows facing the site are not within 90° of due south.

Carolyn House, 26 Dingwall Road

8.131 Since the previous permission was granted, works to Carolyn House have been completed. The property has been converted from office into residential use and has benefitted from a four to six storey rooftop extension. The windows in the site elevation facing the application site serve a communal stairwell.

8.132 Within the previous scheme it was assessed that all of the rooms would continue to retain daylight amenity in line with the BRE Report guidelines by achieving at least 0.8 times the former value. The ADF test results showed that all of the assessed rooms would continue to achieve either very similar levels or would remain in excess of the recommended BRE Report guidelines.

8.133 The current submission shows that this property will not be any more harmfully affected than the previously consented scheme. The results of the assessments confirm additional reductions to a small number of habitable rooms of 0.5% VSC or less which would be an unnoticeable shift.

8.134 In respect of direct sunlight there are no main living areas facing the proposals which have windows with 90 degrees of due south, and are therefore not relevant for the APSH sunlight assessment under the BRE guide. Notwithstanding, the scheme is to the south and therefore the assessment has been undertaken. The findings confirm that the majority of windows experience no change in APSH levels and those that do experience unnoticeable shifts of only 1-2%.

One Lansdowne (1-5 Lansdowne Road)

8.135 The land at this address currently contains a four-storey hotel (The Lansdowne Hotel) on the corner of Lansdowne Road and Wellesley Road and a ten-storey office building (Marco Polo House, 3-5 Lansdowne Road). If only considering the existing uses on site, a Daylight and Sunlight assessment would not be required in respect of these adjacent uses.

8.136 Permission was granted in 2017 for the demolition of the existing buildings and the erection of a part 11, part 41 and part 68 storey development comprising 794 residential units. This permission is extant although works have not commenced on site. When considering this extant permission, the Daylight and Sunlight Assessment uses the 25-degree line test as recommended in BRE guidance. The test was taken from the 12th floor of the Lansdowne Road development as the floors below were proposed to be used as offices. The assessment shows that almost the entirety of the proposed scheme falls below the 25-degree test with only the parapet (top 5m of the front tower) breaching the line. Given the distance between and offset from this proposed development, it is accepted that with regard to the extant scheme, no additional detailed analysis is required.

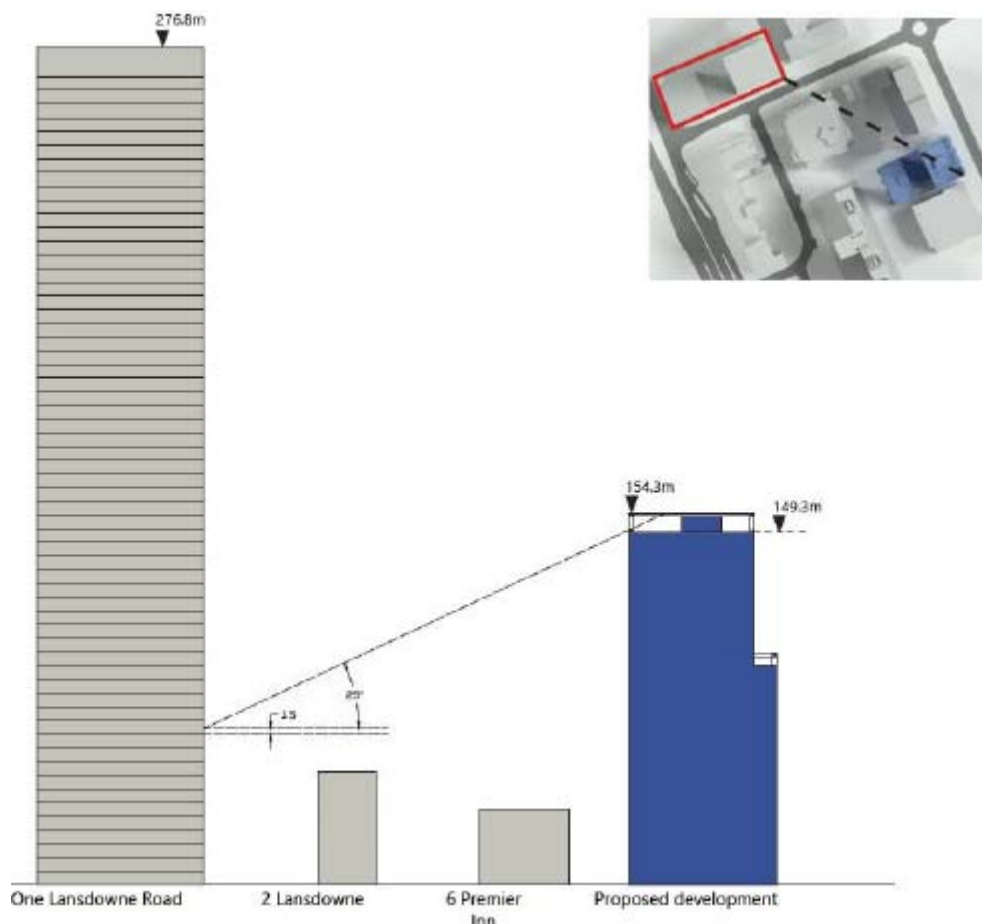


Image 17 – Impact on development on 1-5 Lansdowne Road

8.137 In July 2023 a further planning application was submitted at this site (ref 23/02689/FUL) for a mixed-use office and residential development comprising two towers, one a maximum height of 4 storeys and the other 35 storeys. Residential use extends down to the lower floors. The application is yet to be determined.

8.138 The closest proposed building at the One Lansdowne site is over approximately 110m from the closest part of proposed Block A with the existing Premier Inn hotel and The Lansdowne Building (commercial) situated between the sites.

8.139 The Daylight/Sunlight for the current One Lansdowne application makes no reference to the 17-21 Dingwall Road site or the current application. The report does note that the rooms within Carolyn House will not harmfully affected in comparison to the extant scheme at the site (there will be betterment), and it is noted that Carolyn House is closer to the One Lansdowne site than this application. The independent consultant who has assessed the One Lansdowne application has commented that whilst it would have been pragmatic if the 17-21 Dingwall Road site had been included in the testing, its exclusion would not change the outcome of the testing. Therefore, officers are comfortable with regards to the proposed development on this nearby development site.

Cambridge House (16-18 Wellesley Road)

8.140 Permission has been granted, and works are on-going on site for the erection of a 26-storey residential development (reference 16/03368/P). The building is separated from the application site by Southern House, which in the most part removes risk of any material daylight/sunlight effects, particularly to the lower floors. The 25-degree line test has been utilised in respect of windows to the upper floors of Cambridge House which could potentially have a view beyond Southern House.

8.141 The assessment shows that almost the entirety of the proposed scheme falls below the 25-degrees test with only the parapet (top 5m of the front tower) breaching the line. Given the distance between and offset from this proposed development, it is accepted that no additional detailed analysis is required.

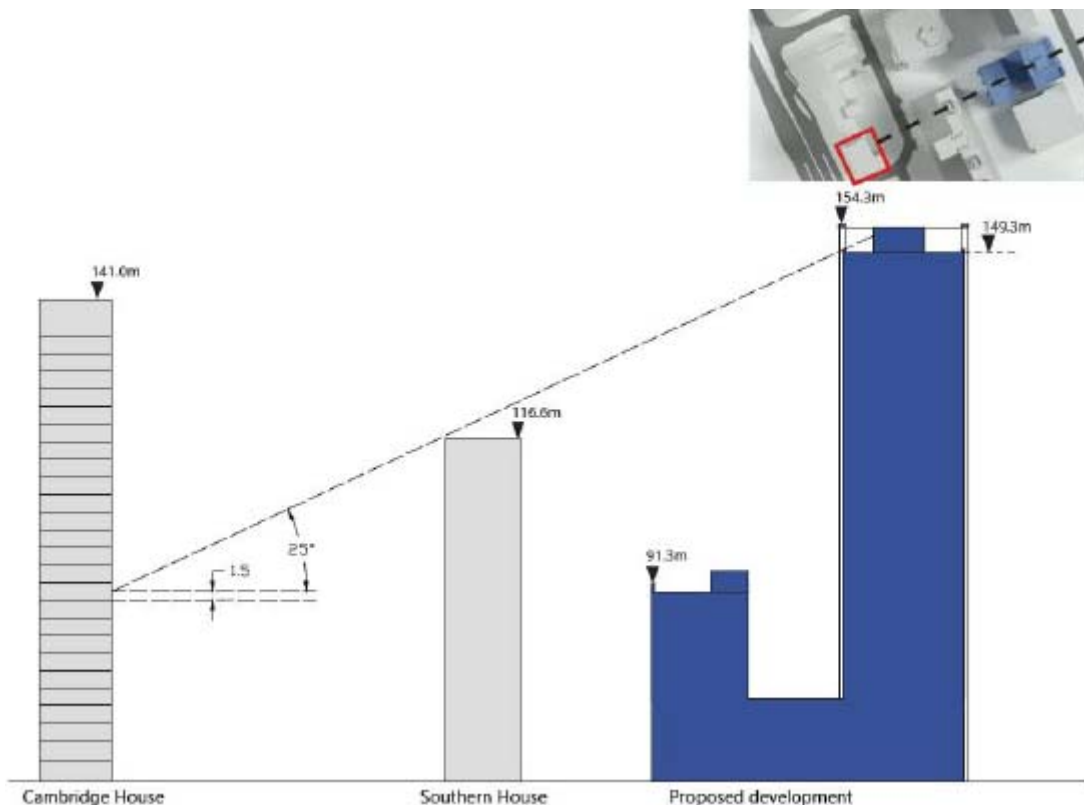


Image 18 – Impact on development on Cambridge House

Emerald House

- 8.142 Emerald House is located to the north of Lansdowne Road with windows oriented south towards the application site. The building is separated from the application site by Carolyn House and the Premier Inn hotel.
- 8.143 In terms of daylight levels, there are no noticeable changes between the current proposal and consented position. Shifts in VSC are between 0.1% - 0.4% which would be imperceptible to the residents. Similarly, the vast majority of rooms show no shift in the no-sky line/daylight penetration.
- 8.144 In respect to direct sunlight, the APSH results show no change to the majority of rooms with some localised shifts of 1% APSH. These shifts would be imperceptible. The affected spaces retain ASPH levels well in excess of the BRE target 27% with at least 5% during the winter months.

Overall daylight and sunlight impacts

- 8.145 Overall, the above demonstrates that there would be no harmful impact on neighbouring residential properties in relation daylight and sunlight in comparison to the previously consented scheme on the site.

Outlook and Privacy

- 8.146 The orientation of the proposed building in relation to the surrounding residential buildings helps to mitigate against any direct overlooking and reduction in outlook for neighbouring occupiers. As a result, the window-to-window separation is at least 25 metres between the rear block and habitable room windows in Carolyn House, this distance is considered acceptable. A separation distance of approximately 14m exists between the front block and the windows in the Premier Inn, this is considered to be acceptable given the distance, angular relationship and use of the Premier Inn building as a hotel. It is considered that the development would ensure no undue loss of outlook or privacy to the future occupiers of neighbouring properties.
- 8.147 Quarters Apartments and the development at Cambridge House (both on Wellesley Road) are located approximately 75m from the proposed new building and as such would experience no harmful loss of outlook or privacy.
- 8.148 Other buildings immediately adjacent to the site comprise office/commercial use and as such there is no concern in terms of loss of amenity to these buildings.

Trees, landscaping and biodiversity

Trees and landscaping

- 8.149 Local Plan Policy DM28 seeks to ensure there is not an avoidable loss of trees that make a contribution to the character of the area. Policy DM10.8 requires proposals to incorporate hard and soft landscaping.
- 8.150 There is a small row of trees at the rear of the site on the boundary with Premier Inn, given their location they are of minor consequence and do not make a notable contribution to the character of the area.

- 8.151 At ground floor level, the frontage of the site would create a new public realm, incorporating 4 large specimen native trees within landscaped pits, which would be reflective of the tree line and level of coverage that can be seen at adjacent sites along Dingwall Road. Paving would accentuate pedestrian access points to the building, reflecting existing paving used at Caithness Walk and Ruskin Square. Within the site, soft landscaping is proposed along the southern side boundary, with the inclusion of 3 trees to soften and improve the quality of the entrance spaces for future residents and users of the site.
- 8.152 The development proposes a range of podium deck / roof garden residential amenity spaces split over different levels. These spaces will provide hard landscape amenity features such as seating and play equipment, as well as beds of ornamental planting and trees (18.no) which would be suitable within a roof garden context (smaller ornamental species such as Aralia, Magnolia, Japanese Maple).
- 8.153 The proposed tree planting at street level along with smaller ornamental trees at roof level would represent a substantial increase in tree canopy cover in the townscape when compared with the existing site, compensating for the removal of trees that require removal to accommodate the construction of the new building. The tree and shrub planting would increase visual interest in the street scene and increase the biodiversity value of the local area. As the planting matures, it would have a beneficial effect on the local townscape character, particularly enhancing the streetscape along this stretch of Dingwall Road to integrate with other nearby areas of enhanced public realm.
- 8.154 London Plan Policy G5 requires submission of an Urban Greening Factor (UGF) for major applications, with a UGF target score of 0.3 for commercial and 0.4 for residential development. The measures utilised to maximise the contribution to urban greening include flower rich perennial planting, trees, green wall climbers, permeable paving, amenity grassland and a biodiverse roof which maximises species diversity through wildflower planting and brown roof areas under PV panels. These factors would also contribute positively to the quality of living space for new residents. The landscaping proposals achieve an Urban Greening Factor of 0.4 in accordance with Policy G5 of the London Plan.

Biodiversity

- 8.155 Local Plan policy DM27 seeks to protect and enhance biodiversity in the borough. London Plan Policy G6 states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain.
- 8.156 A Preliminary Ecological Appraisal (PEA), comprising a desk study, an Extended Phase 1 Habitat Survey and a Preliminary Bat Roost Assessment (PBRA) was undertaken in July 2017 submitted as part of the previous permission. The habitats recorded were not considered to be suitable to support any protected or notable species. A Technical Note was provided in 2021 which verified the conditions recorded in the Preliminary Ecological Appraisal report and documents any observable changes which have occurred since 2017. The results of the walkover survey identified that all of the habitats recorded in 2017 have been cleared and the buildings demolished. The site is now dominated by bare ground and is a construction site. A further technical Note was provided in July 2022 which identified no observable changes since the 2021 walkover survey. The bare ground recorded is considered to be of negligible nature conservation value and therefore does not pose a constraint

to the proposed development. As a consequence, no specific mitigation or compensation measures are required.

- 8.157 Biodiverse wildflower planted areas are proposed throughout the scheme. Biodiverse brown roof zones will be created under the roof top PV panels and will include a variety of substrates to create a diverse range of habitats. The majority of the roof would have a biodiverse substrate of crushed brick and composted back. This will be supplemented with sand zones, cobble piles and log stacks. The system would be plug planted and seeded with suitable wildflower species. Inaccessible roof spaces will include insect, bird and bat houses. These measures will support a variety of plants, birds, animals and invertebrates. The proposals will secure biodiversity net gain in accordance with London Plan policy requirements. Full details of measures to ensure biodiversity net gain will be secured by condition.

Access, parking and highway impacts

- 8.158 Transport matters have been assessed by both Transport for London (TfL) and the Council's Strategic Transport Team at various stages of the application process.

Access

- 8.159 Pedestrian, cycle and vehicular access will all be provided from Dingwall Road with the potential for a future pedestrian access provided to the rear (west) should the adjacent site be developed in the future. Servicing arrangements are also all via the entrance to the site from Dingwall Road. There is a dedicated pedestrian route through the site which is slightly raised above the level of the vehicular access route.
- 8.160 Given the tight constraints of the site, it is recognised that the ground floor of the site needs to work hard to achieve all of the necessary access, delivery and servicing requirements of the development, whilst maintaining an active frontage onto Dingwall Road. The inner courtyard area of the development will provide 3 disabled parking bays (parking provision discussed below), an ambulance bay, refuse holding area. All servicing and delivery vehicles will be required to utilise this space for drop offs and maintenance requirements. Pedestrian access also needs to be provided to access the rear residential block, bin stores, bike store entrances and other plant rooms.
- 8.161 At the frontage of the site, vehicular and pedestrian sightlines are provided to the required standards. Additional landscaping will be provided at the front face of the building/undercroft entrance to prevent pedestrians walking within the sightlines around the access point.
- 8.162 Swept path analysis has been undertaken to demonstrate how manoeuvring for all parking bays, ambulance bay and servicing can take place within the site so that all vehicles can access and egress in forward gear.
- 8.163 An on-site loading bay is provided within the site which is suitable to accommodate a 10m rigid delivery vehicle and a 9.22m refuse vehicle. Swept path diagrams have been provided to show how a 10m rigid vehicle would navigate in and out of the loading bay. Whilst it is acknowledged that the vehicle would have minimum clearance, the tracking does show that the manoeuvring is possible. It is noted that the site will only very rarely need to accommodate a 10m rigid vehicle (e.g. large goods delivery). The largest vehicle generally expected to access the site would be a refuse vehicle and the swept path tracking shows that this size of vehicle could be comfortably accommodated. The

largest size delivery / service vehicle is expected to be a 7.5t box van which would have a reduced swept path requirement as compared to the refuse vehicle and would therefore also be able to be suitably accommodated. The Transport Statement shows how multiple 7.5t box van vehicles could be accommodated on site at any one time without inhibiting access for an ambulance or other larger vehicle movement. A Delivery and Servicing Management Plan will be required by condition and will be required to provide additional detail on the management of deliveries and the signage and control measures that will be provided within the site.

- 8.164 A Waste Management Strategy has been provided. Refuse storage for the whole development is located within the building envelope within secured areas. Separate areas are proposed for the two residential blocks and the healthcare facility. A bulky storage area is also proposed within the building envelope. Refuse vehicles can enter and manoeuvre within the site in the dedicated loading area. In terms of residential waste, the building's on-site facilities management team would be responsible for ensuring that the bins are rotated and suitably presented for collection on allocated days. A refuse holding zone is provided to facilitate this.
- 8.165 In terms of the healthcare facility, it is recognised that there could be offensive, medicinal and infection risk wastes which would need to be effectively and compliantly managed. It is proposed that the operator of the facility would provide suitable waste storage facilities as part of the fit-out. This facility should be secured at all times and an appropriate commercial waste collection contractor would be utilised to ensure compliance with relevant legislation. Adherence to the Waste Management Strategy will be secured by condition.
- 8.166 Access to Block 1 (161 residential units) and the healthcare facility is provided directly from the Dingwall Road public realm. Access to Block 2 (38 residential units) is via a dedicated pedestrian route from Dingwall Road.
- 8.167 The pedestrian route connecting Dingwall Road to the rear part of the development (and entrance to Block 2) requires users to walk through the area that is designed to accommodate vehicle manoeuvres. A delineated path is proposed, making it clear where pedestrians have priority, and giving residents (and visitors) a clear route and sightline of the residential entrance and vehicle area. To ensure that vehicle movements stay at a minimum, the applicant has amended the submission (Transport Statement addendum) to confirm that no drop-off or pick-up will occur within the site (for the healthcare or residential use). This approach would also support policy objectives to discourage car travel. One disabled bay is proposed to serve the healthcare use and it is anticipated that use of this space would be booked at the same time as any appointment to avoid double booking. The overall number of vehicle movements from this one space will not be significant, and the site is well connected by step-free public transport options.
- 8.168 The forecast residential servicing and delivery trips is expected to be approximately 12 trips per day, the vast majority of these made by motorcycles/cycles or light goods vehicles. The healthcare facility is forecast to necessitate approximately 7 total daily servicing vehicle trips, all by light goods vehicle. This amounts to 19 servicing trips daily (which is 1 less than the 2017 consented application). On average, 2 delivery/servicing trips would be generated by the development each hour across a typical weekday.

- 8.169 TRICS data has been used to qualify the expected pedestrian trips made from occupiers of the rear block. It is anticipated that on average across the day, there would be 6 residents arriving and 6 residents departing Block 2 every hour, this number at its highest during the AM and PM peaks. It is also expected that there would be a maximum of 1 trip per day by each of the residential blue badge spaces.
- 8.170 This data demonstrates that the level of conflict between pedestrians and vehicles within the site is low. The pedestrian path itself would be raised/differentiated from the vehicle areas so that it is clearly defined/delineated. Full details of the pathway will be secured by condition, alongside details of signage for pedestrians, cyclists, cars, and deliveries.
- 8.171 The proposed ground floor layout is similar to the extant permission 17/06327/FUL in that residents of the rear block walk through the site via the servicing area. Whilst the use of the site has partially changed (healthcare facility instead of commercial unit) and the number of residential units increased (from 181 to 199 units), the principle of pedestrians utilising this area is not substantially different.
- 8.172 Taking all of the above into consideration, overall officers are of the opinion that a safe pedestrian route can be provided through the site.

Parking

- 8.173 London Plan Policy T1 requires proposals to support the delivery of the Mayor's strategic target of 80% of all trips in London to be made by foot, cycle or public transport. All development should make the most effective use of land, reflecting its connectivity and accessibility to existing and future public transport, walking and cycling routes and ensuring that any impacts on London's transport networks and supporting infrastructure are mitigated.
- 8.174 London Plan Policy T6 states that car parking should be restricted in line with levels of public transport accessibility and connectivity. Car-free development should be the starting point whereby there should be no general parking but disabled persons parking should be provided. Major residential development proposals must ensure that for a minimum of 3% of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset, and how an additional 7% could be provided in future upon request as soon as existing provision is insufficient.
- 8.175 In terms of the Healthcare facility, there are no set London Plan standards for parking. Supporting text states that where no standard is provided, the level of parking should be determined on a case-by-case basis taking account of current and future PTAL and wider measures of public transport, walking and cycling connectivity. Policy T6.5 requires that 6% of the total parking provision on site be designated to the healthcare use or that this element should have access to at least one disabled persons parking bay.
- 8.176 The site is in an area with a Public Transport Accessibility (PTAL) rating of 6b (on a scale of 1a - 6b, where 6b is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have an excellent level of accessibility to public transport links. The proposal is predominantly car-free with the exception of 3 disabled bays at ground floor level. Two bays are proposed to be provided for the residential use and one bay for the healthcare facility use.

- 8.177 Two of the parking spaces will have active electric charging with the remaining one space having passive provision for electric provision in the future. This will be secured by condition. Swept path diagrams have been provided to demonstrate that all 3 bays can be comfortably accessed.
- 8.178 The proposal does not meet the London Plan policy requirement for disabled persons parking as outlined above. 3% (6 bays) were originally proposed within the site (all for the residential use), however in order to facilitate the inclusion of the healthcare facility (as required by policy), 3 of the bays were removed to make way for an ambulance bay. The site and subsequent car park and servicing area at ground floor level is very constrained and as outlined above, there are numerous competing demands for this important servicing space.
- 8.179 Any further parking provision would result in the need for basement parking, which would have further eaten into the scheme viability, which as addressed above, would make the development entirely unbuildable.
- 8.180 The applicant has undertaken a review of off-site car parking in the vicinity of the site to determine the feasibility of an off-site provision to support the potential future delivery of additional blue badge parking. All of the roads surrounding the site are within a Controlled Parking Zone, with the closest unrestricted parking approximately a 1.6km walking distance away at Harland Avenue to the southeast of the site. The distance from the site makes this option unattractive and is considered unviable. The closest car park to the site is Ruskin Square Car Park which is 170m to the north and accessed from Dingwall Road, however the annual season ticket cost makes this option unviable financially. However, should future residents wish to own a car, they will have the option of paying for the season ticket. The other car parks that are closest to the site are on the other side of the A212 Wellesley Road and are therefore not considered to be an attractive option.
- 8.181 The Transport Statement Addendum provides data with regard to the uptake in blue badge parking spaces. The applicants Transport consultant WSP has undertaken a number of surveys at comparable residential schemes (x9) in recent years. These schemes are located across London and varied in scale but would likely attract a similar demographic to the proposed development. Across all 9 sites surveyed, a total of 66 blue badge bays were provided, with only 1 blue badge bay occupied by a blue badge permit holder. 8 out of the 9 of the sites surveyed, experienced 0% parking occupancy of the blue badge spaces provided. Use of the blue badge spaces was observed for just 1 out of the 9 sites surveyed and for this particular site, a total of 5 blue badge spaces were provided and only 1 of these was observed to be in use. The addendum notes that the number of blue badge holders has been declining nationally year on year since 2010 when the eligibility criteria was reformed.
- 8.182 Whilst the above information is somewhat anecdotal, it provides some comfort that the provision of blue badge parking from the outset is expected to be able to accommodate demand from residents of the scheme.
- 8.183 The parking provision for the healthcare facility is in line with London Plan Policy requirements (one disabled parking bay). An ambulance bay is provided within the site in accordance with NHS requirements. Given the tight constraints of the site and excellent accessibility levels by public transport and as a result of its central location, no other parking facilities are proposed for this use.

8.184 Not all patients with mobility impairment will travel via ambulance and some will therefore need to either drive to the site or use alternative travel modes. No pick-up or drop-off will be permitted within the site (for both the residential and healthcare use), with the exception of the one blue badge bay provided on site. Therefore patients will either need to travel to the site via the excellent local public transport services or by other modes. Patients travelling by car will be able to pick-up / drop-off on local streets, including:

- Via Wellesley Grove to the rear of the site. A pedestrian route of circa 160m is provided to the south of the neighbouring Renaissance building. Due to the one-way system and no right-turn provided from the A212 South, Wellesley Grove would be more attractive for trips via the north of the site.
- Altyre Road: To the south, Altyre Road is available, with this being a 400-metre walking distance from the site.

Or they could make use of town centre car parks, the closest being Ruskin Square Car Park which is 170m to the north of the site which contains 24 blue badge bays.

8.185 As the future operator of the health facility is not yet confirmed, the exact arrangement for how the blue badge bay within the site will be managed cannot yet be confirmed. Further detail in this regard will be sought and finalised by condition prior to any occupation of the site.

8.186 It is noted that existing public transport infrastructure in the immediate locale provides step free accessibility on local buses and at East Croydon station. Given the convenient location of the site to these services, disabled users would have easier accessibility to sustainable services and influence their travel away from the use of private vehicles.

8.187 The Croydon Local Plan requires major developments to provide car club spaces. Given that the previous consent did not include this on-site, and that there are spaces within the vicinity, s.106 obligations are recommended requiring car club memberships for new residents, and a sustainable transport contribution to provide sustainable transport measures, including car club provision.

8.188 In terms of mitigation, a financial contribution will be sought to put towards wider sustainable transport improvements. This will include improvements which may include the provision of 2 car club bays in central Croydon and associated EVCPs alongside improvements to the walking and cycling environment.

8.189 As well as this, it will be important to restrict access to resident's car parking permits and season tickets for Council car parks for future residents.

8.190 A Framework Travel Plan was provided with the application as originally submitted. The Travel Plan is a long-term management strategy for the development that seeks to integrate proposals for increasing sustainable travel by the future occupiers which will be regularly reviewed by the future occupiers of the site. The Travel Plan involves identifying an appropriate package of measures aimed at promoting sustainable travel, with an emphasis on promoting alternatives to the private car. These measures include the following:

- Appointment of a Travel Plan Coordinator (TPC) by the Facilities Management company prior to occupation of the development;

- Production of a Travel Leaflet/ Residential Welcome Pack promoting alternative modes of transport and the key services provided through the Travel Plan, to be distributed electronically to all employees and residents and on notice boards
- Provision of long and short stay cycle spaces
- Provision of changing facilities, showers and lockers
- Promotion to occupiers the benefits of cycle to work schemes and flexibility working practices
- Undertaking travel surveys at years one, three and five after initial occupation

8.191 The Travel Plan will need to be updated to reflect the most recent iteration of the scheme and it will need to be monitored which will be managed through the S106 Agreement.

8.192 Officers have weighed up the competing material planning considerations including the significant benefit of the inclusion of the much-needed healthcare facility as part of the development. Officers have considered all of the above supporting information and other mitigation measures proposed. On balance, officers consider that the shortfall of blue badge parking in this highly accessible location, is in this instance accepted. It is noted that both TfL and Strategic Transport have not objected to this provision.

Cycle parking

8.193 London Plan Policy T5 requires development to remove barriers to cycling and secure provision of appropriate levels of cycle parking which is fit for purpose, secure and well-located.

8.194 Safe and secure cycle parking will be provided within the proposed development to encourage cycle ownership and travel.

8.195 For a healthcare facility, the London Plan requires 1 long stay cycle space per 5 FTE staff and 1 short stay space per 3 FTE staff. The Transport assessment outlines that there will be approximately 40 full time staff associated with the proposed healthcare facility. Employees will work on a shift pattern and therefore arrival and departure times will vary widely. Patients will typically include local residents. For the maximum number of staff, the scheme is required to provide 8 long stay and 13 short stay spaces.

8.196 Long-stay cycle parking for the healthcare facility will be located on the ground floor where 3 Sheffield stands providing 6 spaces are proposed. Whilst this falls short of the London Plan requirement (13), the work pattern of staff would be staggered visitors are likely to have appointments at different times, and therefore it is unlikely that there would be a demand for the maximum requirement at any one time. The provision is based on 30 staff on site at any one time and the provision is considered acceptable. The Transport Assessment Addendum states that shower and locker facilities will be provided for staff of the health care facility.

8.197 For residential development, in terms of long-stay provision, the London Plan requires 1.5 spaces per 1bed 2person unit and 2 spaces for all other units. This equates to a minimum requirement of 341 spaces, which would be provided. Long-stay residential cycle parking will be provided in 6 separate rooms on the first floor for Blocks 1 and 2. The proposed 341 cycle parking spaces include 16 Sheffield stands, 4 of which would be suitable for wider/adapted bikes. A cycle lift is provided in each block and bicycle store stairs also provide in Block 1. Full details of cycle parking will be secured by condition.

8.198 In terms of short-stay provision, the London Plan requires a total 6 spaces for the residential element of the scheme and 13 spaces for the maximum number staff. As noted above, the work pattern of staff would be staggered. 6 short stay spaces are provided to the front of the site (in the form of 3 Sheffield stands) and 8 short stay visitor spaces are provided at ground floor level to the side of the building in the form of 4 x Sheffield stands, equating to 14 spaces in total.

Impact on highway network

8.199 The Transport Assessment submitted with the application has made a detailed assessment of trip generation from the development for different modes of transport. A comparison has been made between the current proposed scheme and the development that was permitted in October 2018 (under 17/06327/FUL). The previous permission found the impact of the scheme on the highway network to be negligible. The Transport assessment has been updated during the course of the application to also account for the trip generation that would result from the inclusion of the healthcare facility.

8.200 In total, taking into consideration all modes of transport/travel, the development is expected to generate 132 two-way trips in the AM peak hour (8-9am) and 216 trips in the PM peak hour (5-6pm).

Mode	Weekday AM Peak (08:00-09:00)			Weekday PM Peak (17:00-18:00)		
	In	Out	Two-way	In	Out	Two-way
Car Driver	0	2	2	2	0	2
Car Passenger	0	1	1	0	0	1
Taxi	0	0	0	1	1	2
Motorcycle	0	0	0	0	0	0
Bus	11	7	18	15	22	36
Rail	17	37	54	38	35	73
Cycle	1	1	2	2	3	5
Walk	10	26	36	37	33	70
Tram	9	9	18	12	15	28
Total	48	83	132	108	108	216

Table 3 Proposed total trip generation (peak hour)

8.201 The assessment identifies that the development proposals are expected to generate up to 2 two-way vehicle trips during the AM and 2 two-way vehicle trips in the PM peak hours. This level of trip generation is not expected to result in capacity issues on the local highway network.

8.202 In terms of effects on the pedestrian network, a greater number of trips are expected as a result of the increase on residential units and inclusion of the healthcare facility, however this increase can be accommodated by local pedestrian infrastructure and as such the development is seen to be negligible in this regard. The proposal would see a marginal increase in terms of cycle movements compared to the previous scheme.

The site is well placed to connect to the extensive network of cycle routes in the vicinity (directly accessible from the site itself).

- 8.203 The scheme would have an increase in public transport trips in comparison to the extant permission. The residential use would generate 52 AM peak and 60 PM peak public transport trips (bus, rail, tram). The healthcare use would generate 38 AM peak and 77 PM peak public transport trips (bus, rail, tram). Given the extensive options and services available for these modes of transport, the overall impact would be able to be accommodated by the public transport network.
- 8.204 The scheme will generate additional trip generation, especially to the public transport network. Transport for London have commented that this should be mitigated by a financial contribution of £110,000 towards improvements and upgrades to the local public transport network. As well as this, management plans are proposed to regulate the servicing and deliveries and also to encourage sustainable travel. These measures would all be secured and enforced by condition as well as monitored and reviewed as part of the S106 legal agreement.
- 8.205 The Transport Assessment (TA) is in line with the Healthy Streets approach and includes an Active Travel Zone (ATZ) assessment, which makes suggestions for some areas of improvement to key local walking routes from the site in accordance with the ten Healthy Streets indicators. Safety improvements will be considered and secured via the sustainable travel contribution within the S106 legal agreement.
- 8.206 The proposal provides a 4-metre-wide tram safeguarding zone required by TfL to allow for the potential future expansion of the Tramlink Network. The access has been designed to allow for a car to pull into the site clear of the future footway/ tram tracks should the access gate be closed.
- 8.207 To ensure there is no adverse impact on the highway network during construction, a Construction Management Plan will be sought via condition prior to the commencement of any works being undertaken on site.

Flooding

Flood Risk

- 8.208 The site is at low risk of surface water flooding and has potential for groundwater flooding of property situated below ground level. The site is within Ground Water Source Protection Zone II (outer zone). As this is a major application a Flood Risk Assessment is required under Local Plan Policy SP6.4 and London Plan Policies SI 12 (Flood risk management) and SI 13 (Sustainable drainage).
- 8.209 A Flood Risk Assessment and Drainage Strategy has been submitted. The report sets out a strategy for managing runoff from the various parts of the site in the form of blue roofs for part of the roof area and geocellular attenuation tanks and discharge to surface water sewer at a controlled rate. Thames Water have confirmed that they have no objection to the proposal with regard to surface water network infrastructure capacity.
- 8.210 The Lead Local Flood Authority (LLFA) has reviewed the submitted information. They initially required further information which was supplied by the applicant and as such the LLFA have no objection to the proposed drainage strategy. The submitted strategy and overall approach meets with LLFA requirements and demonstrates that

appropriate SuDS measures have been considered and implemented where feasible. Adherence to the strategy shall be secured by condition.

8.211 It is noted that Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have confirmed that there will be sufficient capacity in their clean water network to serve the first 100 residential properties, however capacity cannot be confirmed for the whole development of 199 residential units and healthcare facility. Once planning permission is granted they will start a network modelling capacity study for the development. As such they have requested a condition be imposed on any permission granted to ensure that the development is not occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. This is to ensure that the development does not lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Said condition will be imposed on any permission.

Environmental Impacts

Contaminated land

8.212 The submitted information with regard to contaminated land comprises the same documents that were submitted under 17/06327/FUL and 19/00682/DISC (Partial discharge of Condition 24 (contaminated land) attached to permission 17/06327/FUL. In the assessment of 17/06327/FUL it was recognised that there may be potential soil contamination risks mainly associated with the sites former use as railway land and subsequently an appropriately worded condition was imposed requiring intrusive investigation to be carried out.

8.213 Information was submitted under reference 19/00682/DISC to discharge Condition 24 of 17/06327/FUL. This was only partially discharged as it was not considered that the submitted Remediation Strategy within the site investigation report was satisfactory.

8.214 Therefore a condition will be required to be imposed to ensure a satisfactory remediation strategy and verification report (Parts 2 and 3 of Condition 24 of original app) is submitted.

8.215 A representation has been received which refers to asbestos concerns. The Councils contaminated land consultant notes that fibres of Chrysotile were detected in 1 sample of the Made Ground at the site. However, quantification identified only trace concentrations of asbestos (< 0.001 %) in the sample so the risk is not considered significant. Due to the objection received, the consultant requested additional information with regard to what survey documents has been provided with regard to asbestos (considering that demolition had already occurred onsite). The applicant provided a number of relevant documents including method statements and reports. The Council's consultant has inspected the information provided and given the thoroughness of information provided, is satisfied that any concerns with regard to asbestos have been adequately addressed.

Air quality

- 8.216 London Plan Policies SI 1 'Improving air quality' and GG3 'Creating a healthy city' require developers to seek to improve London's air quality, reduce public exposure to poor air quality and minimise inequalities in levels of exposure to air pollution. Development proposals must be at least Air Quality Neutral. Local Plan Policies DM16 'Promoting Healthy Communities' and DM23 'Development and Construction' seek to ensure that development will not be detrimental to the health, safety and amenity of users of the site or surrounding land, are air quality neutral and do not lead to further deterioration of existing poor air quality and ensure any necessary mitigation measures are put in place.
- 8.217 An Air Quality Assessment has been submitted which assesses the potential air quality impact of the proposed development and assess potential exposure of future residents to ambient pollution concentrations.
- 8.218 In relation to construction activities, the assessment identifies medium risk of dust emissions during earthworks, construction activities and vehicle trackout. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust and particulate matter would be significantly reduced meaning that the residual effects by construction activities on air quality would be negligible. Similarly, the residual effects of emissions to air from construction vehicles and plant on local air quality will not be significant.
- 8.219 The assessment of the potential exposure of future residents to poor air quality found that concentrations at proposed receptors are below the relevant Air Quality Standard. Therefore no specific mitigation should be required for the protection of new occupants. There are measures incorporated into the development design that will benefit local air quality e.g. car free development, promotion of sustainable travel via Travel Plan, provision of cycle parking, electric charging facilities, and new landscaping achieving the required Urban Greening Factor. The development is not anticipated to have an adverse residual effects on local air quality once operational and future residents are not anticipated to be exposed to poor air quality.
- 8.220 The results of the Air Quality Neutral Assessment show that the development is compliant with the building and transport emissions benchmarks for NO_x and particulate matter and therefore the proposed development is air quality neutral.
- 8.221 The Council's Environmental Health Officer has raised no objection to this aspect of the proposal. The recommended mitigation measures within the Air Quality assessment should be secured via condition. An Air Quality Dust Risk Assessment (AQDRA) should be provided which will include a commitment for the purposes of monitoring and enforcement, this will be secured by condition. In addition, because of the increasing relative contribution of non-road transport sources of emissions of air pollution to breaches of the air quality objectives and the exposure reduction target, the Council considers that all development should play a greater role in improving air quality. The Council therefore seeks a contribution towards an air quality fund which funds actions in the Council Air Quality Action Plan, this will be secured via a Section 106 Agreement.

Noise

- 8.222 The application is accompanied by an Environmental Noise Assessment which indicates that the internal noise conditions for future residents will be acceptable provided that appropriate noise mitigation measures are put in place in the form of appropriately specified façade elements (i.e. glazing and ventilation). The report recommends that a further assessment should be undertaken post planning approval, to allow final specification of necessary glazing and ventilation requirements for installation on an apartment by apartment/ facility by facility basis.
- 8.223 The report outlines appropriate noise level limits for any fixed / mechanical plant and commercial operations that may be introduced as part of the development and that suitable conditions should be incorporated to ensure a commensurate level of protection for both existing receptors and those that would be introduced as part of the scheme. As such it is recommended that compliance with the measures identified in the report and details of any plant and machinery be secured by condition.
- 8.224 As a large-scale development, the construction phase would involve very large-scale operations and construction time is likely to be elongated. As the potential for significant adverse environmental effects during this phase is large, a Construction Environmental Management Plan would be secured by condition.

Wind microclimate

- 8.225 Croydon Local Plan Policy SP4.6 states that tall buildings will be required to minimise their environmental impacts. Paragraph 6.71 of the Croydon OAPF states that new buildings, in particular tall buildings, will need to demonstrate how they successfully mitigate impacts from micro-climate conditions on new and existing amenity spaces. In particular, new tall buildings in the Croydon Opportunity Area will need to show how their designs do not have a negative impact on wind (downdrafts and wind tunnelling), aligning with Policy D9 of the London Plan 2021.
- 8.226 The wind microclimate impact is considered in relation to both future occupiers, adjoining occupiers and users of the adjoining highway. The methodology adopted for the study predicts air flow patterns and wind velocities around the proposed development, using wind data from the nearest suitable meteorological station and the recommended comfort and safety standards (the Lawson Criteria). This defines the type of activities for which the wind conditions would be safe and comfortable.
- 8.227 The boundary layer wind tunnel study allows the pedestrian level wind environment at the site to be quantified and classified in terms of suitability for current and planned usage, based on the industry standard Lawson criteria for pedestrian comfort and safety. The study combines measured pedestrian level wind speeds at key areas in and around the site with long-term wind frequency statistics to determine the probability of local wind speeds exceeding comfort and safety thresholds for a range of common pedestrian activities based on the industry standard Lawson criteria.
- 8.228 The results of the baseline comfort and safety assessments show that generally, the site and its immediate surrounding areas are suitable and safe for the intended use. Whilst the baseline condition does identify some zones of the surrounding areas where winds speeds tend to accelerate, the results show that generally the wind environment remain unchanged when the proposed building is taken into account. Recommended criteria for safety are not exceeded and the wind environment at the street-level remains safe for all pedestrians. The microclimate study uses Computational Fluid Dynamics (CFD) which is no longer a methodology accepted by the Council because

it does not take all “real world” conditions, such as gusts, into account. It is a material consideration that permission was previously granted for a building on the site, which can still be built. Therefore, the application would only warrant refusal on this basis if additional impacts were identified. The site is opposite the Ruskin Square redevelopment, which includes the recently constructed Home Office building amongst several others, and the planning application for Plot B02 (ref 15/01289/RES) demonstrated through wind tunnel testing that the cumulative impact for both developments coming forward would not result in the application site requiring any mitigation to achieve appropriate Lawson comfort levels. Therefore, no mitigation is needed in this regard.

8.229 The wind safety and comfort assessment results of the proposed balconies and terraces shows that the large majority of receptors would be comfortable and safe during the whole year, however the communal terrace on Floor 17 would experience windier conditions in exceedance of the safety criteria without appropriate mitigation in place. Mitigation of this area is therefore required to bring the wind conditions within the recommended threshold for safety and comfort. The mitigation strategy comprises the introduction of an additional 2m high perimeter screen which would mirror the approach taken to the upper terrace (roof top amenity area of the frontage block). This mitigation will be secured via condition.

Sustainable Design and Construction

Energy efficiency

8.230 Croydon Local Plan (2018) Policy SP6.3 seek high standards of sustainable design and construction from new development to assist in meeting local and national carbon dioxide reduction targets. New-build residential development of 10 units or more should achieve London plan requirements for energy performance, and new-build non-residential development of 1000sqm and above should achieve a minimum of 35% carbon dioxide reduction beyond Building Regulations Part L (2013). Policy SP6.2 expects high density residential development to incorporate site wide communal heating systems.

8.231 London Plan (2021 Policy SI 2(A) (minimising greenhouse gas emissions) requires all major development to be net zero-carbon, reducing greenhouse gas emissions and minimise both annual and peak energy demand in accordance with the energy hierarchy: (1) Be Lean, (2) Be Clean, (3) Be Green and (4) Be seen. In line with Policy SI 2(C) major development should be net zero-carbon with a minimum on-site reduction of at least 35% beyond Building Regulations Part L (2013), with any shortfall to be offset through a financial contribution. Policy SI 2 (F) requires submission of a whole life-cycle carbon emissions which demonstrate actions taken to reduce life-cycle carbon emissions. Policy SI 7 requires schemes to promote circular economy outcomes and aim to be net zero-waste.

8.232 The Energy Strategy submitted demonstrates that the proposal has been prepared in accordance with relevant strategic and local planning policies to provide a high quality and sustainable building in this key central location. The design approach aligns with the principles of the energy hierarchy, achieving a total reduction in regulated carbon dioxide emissions of 46% over the Target Emissions Rate (TER) through Be Lean, Be Clean and Be Green measures. A combination of Be Lean measures include energy-efficient building fabric, insulation to all heat-loss floors, double-glazed windows, low-energy lighting and efficient heating and ventilation systems. In terms of

Be Clean measures, in order to future proof the development so that connection to a district heat network is viable (should one become available in the future), a hybrid air system heat pump/gas boiler system (70/30 split respectively) to serve the heating and hot water demands for all parts of the development is proposed. The renewables contribution will be maximised by the inclusion of solar photovoltaics to suitable roof space.

8.233 The strategy has been reviewed by the Council's Sustainable Development and Energy Team who have confirmed that the strategy is fully compliant with London Plan /GLA targets and requirements. Both the domestic and the non-domestic parts meet the minimum fabric efficiency and minimum on-site reduction targets. The remaining regulated carbon dioxide emissions shortfall would be covered by a carbon offset payment (calculated at £338,854) which would be secured through the S106 legal agreement.

8.234 Whilst no existing district heating networks currently exist, the site is within an area where one is planned. The s.106 legal agreement will ensure the development makes provision to facilitate the future connection to a proposed heat network, should one come forward. The obligation requires connection to the District Heating System if the Council has appointed an operator before commencement on site. On this basis, as the proposal complies with the above requirements regarding carbon reduction and a CO2 offset payment, subject to a condition requiring the above standards to be achieved and the financial contribution secured, the proposal is considered acceptable.

8.235 In addition to the high energy efficiency and fabric performance, the dwellings will also have a water consumption limit of 110 litres/person/day using water efficiency fittings and secured by condition.

Whole Life-Cycle Carbon Assessment

8.236 A Life Cycle Carbon Assessment (WLCA) has been provided to capture the developments carbon impact, as required by Policy SI 2 of the London Plan (2021). A WLCA assesses the environmental impacts of a building over its life cycle. It includes activities from all stages of a building's life cycle, from the extraction of raw materials and their production and the distribution of energy, through the use, reuse, and final disposal.

8.237 The proposed design includes the following measures, intended to reduce the whole life carbon emissions:

- Recycled binders within the concrete
- Reduced volume of concrete is possible
- Façade design – the proposed brickwork cladding system requires little to no maintenance over its life and can often be reclaimed at the end of the buildings life.
- Construction materials to be sourced from suppliers as close to the site as possible,
- Best practice procedures to be followed when installing refrigerant pipework for heat pump
- Comprehensive maintenance and repair schedule to ensure all equipment and materials last their full lifespan.
- Energy strategy follows the energy hierarchy 'Be Lean, Be Clean, Be Green'. The development employs an efficient building fabric, including well insulated walls and highly efficient glazing, efficient systems, heat pumps and PV Panels to maximise carbon savings for the site.
- Low flow fixtures and fitting for water usage

8.238 The GLA have responded to the application at Stage 1 and explained that the assessment provides results that generally align with the GLA benchmarks, and on that basis, officers are satisfied that the building's whole lifecycle environmental impacts have been considered. The GLA have requested further clarification which the applicant will be asked to provide ahead of the Stage 2 referral; and given that the assessment is a "planning application stage" assessment, a condition is recommended requiring additional detail when the exact building materials and equipment have been specified.

Circular Economy

8.239 London Plan Policy S17 requires referable applications to submit a Circular Economy Statement, whilst Policy D3 requires development proposals to integrate circular economy principles as part of the design process to demonstrate how waste will seek to be minimised.

8.240 In order to achieve its circular economy goals, the proposed development will adopt or consider adopting the following measures:

- The design of the proposed development will consider opportunities to reduce material demand and conserve resources. Specifically, this project will aim to reduce material demand by using materials with recycled content, with a target of minimum 20% by material value.
- The use of post-tensioned superstructure elements (slabs and concrete frame) which can reduce the amount of material demand and on-site wastage is included in the design.
- Low-carbon, healthy and low-VOC materials will be explored during later design stages, where feasible.
- The proposed development is seeking to use precast columns and walls, which will contribute towards reducing waste generation during construction.
- Adaptability and flexibility can be considered for the design of the Services and Space layouts, to minimise waste generation during maintenance and future reconfigurations.
- A series of best practice construction measures (specified in the Construction Environmental Management Plan) will be considered when appropriate.
- Measures to substantially reduce excavation waste have been considered (i.e. the basement has been removed and the pile caps and core bases are designed with a minimum depth)
- To sustainably manage municipal waste during operation stage, an on-site segregation system is currently included in the scheme consisting of bins for refuse, recycling and food waste composting.
- The Energy and Sustainability Statement provides details on the energy and carbon targets and strategies for the proposed development.

8.241 The Circular Economy Statement sets out key commitments in line with the principles of conserving resources, increasing efficiency and source sustainability, eliminating waste and managing site waste. Officers consider the development has sought to promote circular economy outcomes and seeks to maximise opportunities for longevity, adaptability and flexibility. Recommended conditions will secure final details of the circular economy strategy.

Environmental Impact Assessment

8.242 As part of the previous application submission, an Environmental Impact Assessment (EIA) screening opinion was submitted (17/05476/ENVS). It was concluded that the development and its specific impacts, in this particular town centre location, would not be likely to result in significant effects on the environment (noise, emissions, wind microclimate or other aspects as defined by the Regulations). As such, the proposal is not considered to represent 'EIA Development'.

Fire safety

8.243 Policy D12 (Fire safety) of the London Plan requires all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

8.244 In relation to the initially proposed information, the Council's Building Control initially raised some concerns with the proposed fire strategy. Further to this, regulations have changed during the course of the application whereby a second stair core is required in tall buildings. This necessitated an internal redesign. A second stair core is now provided within both blocks. The applicant has worked with our Building Control team to form a fire strategy that meets the fire brigade's criteria as far as is practically possible at this stage of the proposals. The scheme shows how the main circulation spaces can be smoke free by separating the lift lobby from the corridors, provision of an evacuation lifts and utilisation of a ventilation system. The Council's building control officer has reviewed and raised no objection to the revised scheme planning application at planning application stage.

Other Planning Issues

Secure by Design

8.245 London Plan (2021) Policy D11 requires development proposals to include measures to design out crime that, in proportion to the risk, deter terrorism and help mitigate its effects. Croydon Local Plan (2018) Policy DM10.8 requires proposals to provide places which are safe for all users.

8.246 The applicant has worked with the MET Police Designing Out Crime Office to substantially improve the security of the site in comparison to the previous permission and current application as it was first submitted.

8.247 Most significantly, MET Police predominately raised concern to the open nature of the site, given the inclusion of the future through route to Southern House at the rear. The layout includes a large undercover parking/serving area which would not be visible within the public realm, which therefore posed a significant threat in terms of potential for crime. A gated access is now proposed which would only allow access to residents and other users of the site. The enclosure of this space has greatly relayed MET Police concerns.

8.248 It is noted that the inclusion of the through-route is seen as a benefit of the redevelopment of this site, improving pedestrian permeability from the station to the main town centre. It will be required that provision of the route be secured via a Section 106 agreement, however its implementation which will be dependent upon a future redevelopment of Southern House or agreement with neighbouring landowners. Were the route to be realised in the future, a condition/ the s106 would be appropriately worded to ensure the gate remains open at only certain times of the day to allow the public access through.

- 8.249 Other amendments to the scheme have been undertaken in response to comments from the MET Police. This includes the provision of fencing along the rear boundary of the site, alterations to the location of accesses to cycle stores and doorways to reduce accessibility to the covered undercroft as far as possible. The cycle storage areas have also been broken up to limit the number of cycles in each space.
- 8.250 The proposed building would have a sensitive relationship to other adjacent buildings in this metropolitan part of central Croydon and as such a condition will be imposed to secure safety and resilience measures for the building.
- 8.251 In terms of the healthcare facility, there is limited detail at this stage to enable the MET Police to provide comment. A condition would be imposed on any planning permission requiring the internal layout of the healthcare facility to be submitted and approved by the local planning authority in conjunction with the MET Police to ensure the proposal does not pose a risk in terms of safety and security. A condition requiring the development to achieve Secured by Design accreditation will also be imposed.

Tall Buildings- Telecommunications and aircraft

- 8.252 London Plan Policy D9 states that tall buildings, including their construction, should not interfere with aviation, navigation, or telecommunication. A Television/Radio Signal Survey and Reception Impact Assessment has been provided. The assessment confirms that the development could cause minor short-term interference to digital satellite television reception to localised areas to the immediate north-northwest of the site. However, a S106 legal agreement clause is recommended to ensure that any potential adverse impact is mitigated at the applicants cost.
- 8.253 Tall buildings also have the potential to pose hazards to aircraft, and for this reason aviation bodies within this region have been consulted. None have raised concerns, subject to the imposition of conditions and informatives, and the development is therefore considered acceptable in this regard.

Solar Glare

- 8.254 The purpose of a solar glare assessment is to consider the potential risk of glare interfering with visual performance thus creating the risk of accidents. The likelihood or significance of such a risk is dictated by the number of local receptors and the regularity of the phenomenon occurring and the materiality of the proposals.
- 8.255 The façade of the proposed building is predominantly brickwork which is not a specular or reflective material. The potential risk of any glare is considered to be too limited to present a potential risk. Further, there are no immediate receptors that would be sensitive to glare effects. The scheme is significantly offset from any road junction and approximately 140m away from the rail line serving East Croydon Station.

Health Impacts

- 8.256 DM16 of the Croydon Local Plan seeks to ensure promotion of healthy communities through the planning system. A Health Impact Assessment was submitted to assess and identify the potential positive and negative impacts and likely effects of the proposed development on health and wellbeing in accordance with the National Planning Policy Framework, the London Plan 2021, and the Croydon Local Plan 2018.

- 8.257 The scheme provides a new healthcare facility alongside a mix of private and affordable housing accommodation of 1, 2 and 3 bedrooms. All dwellings have level access and 10% are wheelchair adaptable. The development is suitable for a wide range of occupants including older people, those with reduced mobility and families with young children. The proposal provides a good quality of accommodation for future occupiers, meeting London housing design standards. It provides external and internal communal facilities for future residents (children's play space, hard and soft landscaping, a gym, resident's lounge, cycle storage).
- 8.258 The development will improve and enhance the existing landscape by creating green amenity spaces, additional soft landscaping and biodiversity enhancements. The applicant has worked with the Met Police to improve the safety and security of the site.
- 8.259 The development is energy efficient and incorporates renewable energy in the form of solar PV. The Energy Strategy has been structured in accordance with the GLA's energy hierarchy. Whilst the site is located in area with poor air quality, submitted information shows how the scheme will incorporate measures to ensure that the development is air quality neutral. The development is car free with the exception of 3 blue badge parking spaces. The proposal prioritises walking and cycling and the site is centrally located in easy access to public transport and amenities. Best practice will be adhered to during construction to ensure noise and emissions during the construction phase are minimised as far as possible.
- 8.260 Taking all of the above into account, it is considered that the proposed development will contribute towards positive health outcomes within the population, particularly through the provision of an additional healthcare facility for the local area and the provision of new homes, supported by improved public realm and residential amenity spaces.
- 8.261 Planning obligations and conditions are recommended to secure measures to avoid any potential for unacceptable health impacts, for example implementation of appropriate air quality mitigation measures during construction. The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.

Employment and training

- 8.262 As required by SP3.14 of the Croydon Local Plan and E11 of the London Plan, developers will be required to produce a Local Employment and Training Strategy (LETS) for the Construction Phase and/or End-use Phase as appropriate, outlining the approach they will take to delivering employment, training and apprenticeship outcomes and engagement with schools and education providers for the development.
- 8.263 In order to ensure that the benefits of the proposed development (including those required to mitigate the harm caused) reach local residents who may be impacted directly or indirectly by the proposal's impacts, a skills, training and employment strategy (both operational and construction phases) will be secured through the S106 legal agreement. The legal agreement will secure contributions of £141,500 for the construction phase and require that 20% of the jobs created from the commercial activity will be filled by Croydon residents.

Conclusions

- 8.264 The site has extant permission for a 24 storey building containing 181 residential units and some commercial space. In terms of general site layout and massing of the built form, the proposed scheme is similar.
- 8.265 The scheme proposes 199 new residential units in a highly sustainable location. The units all meet required space standards and as outlined above, overall, a good quality of accommodation is proposed. Adequate communal amenity space will be provided including a policy compliant amount of play space, a residents gym and lounge. The residential element will contribute to the Council's housing targets, which is seen as a significant benefit of the development.
- 8.266 The scheme has also been amended to include a much-needed healthcare facility in central Croydon. The amount of space proposed for the facility meets NHS general requirements. The fit out will be undertaken to accord with the future needs of the facility however it is considered that the internal configuration is flexible and adaptable for the needs of the end user. This public benefit is considered to have substantial weight in the planning balance.
- 8.267 Whilst affordable housing provision does not meet policy requirements, the submitted viability information justifies the shortfall and this has been reviewed and agreed by an independent viability consultant. The provision of the healthcare facility is a contributor to the lower offer and officers consider that the benefits of this provision are valuable.
- 8.268 The proposed building has been designed to respond to the surrounding context successfully, using high quality design, detailing and materials to enhance the street scene of Dingwall Road. New public realm is created to the front of the built form to respond to the emerging character of this side of Dingwall Road that would enhance a sense of place. Additional trees and landscaping will be provided and biodiversity net gain will be achieved in line with policy requirements.
- 8.269 It is recognised that the ground floor area needs to work hard to accommodate the competing demands of the different uses and that as a result some compromise has been made. Blue badge parking does not meet policy requirements, however information has been provided by the applicant to justify the shortfall. Given the highly sustainable location and accessibility to public transport and surrounding services, on balance, officers are satisfied with the details as submitted. All deliveries and servicing can take place on site to minimise any impact on the existing road network.
- 8.270 It has been found that the proposed building does not harmfully impact on the amenity of adjacent occupiers.
- 8.271 The building will accord with the London Plan energy hierarchy and will be air quality neutral. Suitable SuDs measures will be incorporated to ensure that the proposal will not increase risk of flooding. Further it has been demonstrated that the proposal will not cause any additional harm to the wind microclimate of the surround area.
- 8.272 With conditions and mitigation, the proposal is considered to have economic, environmental, and social benefits. It is considered that the proposal would constitute sustainable development. Residual planning impacts would be adequately mitigated by the recommended S106 legal agreement and planning conditions.

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

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APPENDIX 1 - List of drawing numbers

- Site Location plan VIS-BPTW-ZZ-ZZ-DR-A-0100 Rev C01, dated 07.04.21
- Garden Block East and West Elevation VIS-BPTW-06-ZZ-DR-A-2006 Rev C05, dated 21.07.22
- Proposed section VIS-BPTW-06-ZZ-DR-A-2200 Rev C05, dated 21.07.22
- Proposed Southern Elevation VIS-BPTW-06-ZZ-DR-A-2002 Rev C04, dated 10.06.22
- Tower Block East Elevation VIS-BPTW-06-ZZ-DR-A-2005 Rev C04, dated 10.06.22
- Tower Block West Elevation VIS-BPTW-06-ZZ-DR-A-2003 Rev C04, dated 21.07.22
- Ground Floor Landscape 21.055-BOSK-XX-00-DR-L-1100 Rev P04, dated 07.06.22
- Proposed North Elevation VIS-BPTW-06-ZZ-DR-A-2004 Rev C05
- Proposed Site Plan VIS-BPTW-06-00-DR-A-0101 Rev C9, dated 02.10.23
- Ground Floor Plan VIS-BPTW-06-00-DR-A-1001 Rev C010, dated 20.09.23
- First Floor Plan VIS-BPTW-06-01-DR-A-1002 Rev C11, dated 23.12.23
- Second Floor Plan VIS-BPTW-06-02-DR-A-1003 Rev C07, dated 20.09.23
- Third Floor Plan VIS-BPTW-06-03-DR-A-1004 Rev C06, dated 20.09.23
- Fourth - Fifth Floor Plans VIS-BPTW-06-04-DR-A-1005 Rev C3, dated 02.10.23
- Sixth Floor Plan VIS-BPTW-06-06-DR-A-1007 Rev C07, dated 20.09.23
- Seventh - Eighth Floor Plans VIS-BPTW-06-07-DR-A-1008 Rev C07, dated 20.09.23
- Ninth Floor Plan VIS-BPTW-06-09-DR-A-1010 Rev C05, dated 20.09.23
- Tenth-Sixteenth Floor Plans VIS-BPTW-06-10-DR-A-1011 Rev C05, dated 20.09.23
- Seventeenth Floor Plan VIS-BPTW-06-17-DR-A-1018 Rev C06, dated 20.09.23
- Eighteenth – Twenty Fifth Floor Plans VIS-BPTW-06-18-DR-A-1019 Rev C05, dated 20.09.23
- Twenty Sixth – Twenty Seventh Floor Plans VIS-BPTW-06-26-DR-A-1027 Rev C05, dated 20.09.23
- Twenty Eighth Floor Plan VIS-BPTW-06-28-DR-A-1029 Rev C05, dated 20.09.23
- Roof Plan VIS-BPTW-06-29-DR-A-1030 Rev C04, dated 20.09.23

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Block	Floor	Plot Number	Tenure (S/O) (P) (R)	Flat Type	No. of Bedrooms	No. of Inhabitants	No. of Habitable Rooms	GIA (sq.m) proposed	Min. GIA (sq.m)	Amenity space (sq.m)	Min. Amenity space (sq.m)	Built in storage space (sq.m)	Min. Built in storage space (sq.m)
B1	3	001	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	3	002	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	3	003	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	3	004	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	3	005	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	3	006	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	4	007	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	4	008	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	4	009	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	4	010	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	4	011	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	4	012	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	4	013	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	4	014	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	5	015	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	5	016	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	5	017	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	5	018	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	5	019	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	5	020	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	5	021	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	5	022	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	6	023	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	6	024	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	6	025	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	6	026	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	6	027	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	6	028	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	6	029	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	6	030	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	7	031	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	7	032	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	7	033	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	7	034	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	7	035	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	7	036	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	7	037	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	7	038	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	8	039	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	8	040	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	8	041	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	8	042	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	8	043	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	8	044	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	8	045	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	8	046	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	9	047	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	9	048	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	9	049	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	9	050	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	9	051	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	9	052	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	9	053	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	9	054	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	10	055	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	10	056	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	10	057	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	10	058	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	10	059	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	10	060	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	10	061	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5

Block	Floor	Plot Number	Tenure (S/O) (P) (R)	Flat Type	No. of Bedrooms	No. of Inhabitants	No. of Habitable Rooms	GIA (sq.m) proposed	Min. GIA (sq.m)	Amenity space (sq.m)	Min. Amenity space (sq.m)	Built in storage space (sq.m)	Min. Built in storage space (sq.m)
B1	10	062	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	11	063	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	11	064	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	11	065	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	11	066	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	11	067	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	11	068	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	11	069	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	11	070	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	12	071	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	12	072	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	12	073	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	12	074	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	12	075	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	12	076	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	12	077	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	12	078	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	13	079	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	13	080	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	13	081	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	13	082	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	13	083	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	13	084	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	13	085	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	13	086	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	14	087	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	14	088	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	14	089	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	14	090	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	14	091	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	14	092	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	14	093	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	14	094	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	15	095	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	15	096	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	15	097	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	15	098	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	15	099	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	15	100	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	15	101	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	15	102	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	16	103	P	1B2P	1	2	2	51.7	50.0	8.2	5.0	1.8	1.5
B1	16	104	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.0	2.0
B1	16	105	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.2	2.0
B1	16	106	P	1B2P	1	2	2	50.2	50.0	8.2	5.0	2.0	1.5
B1	16	107	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	16	108	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	16	109	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	16	110	P	1B2P	1	2	2	52.2	50.0	8.2	5.0	2.3	1.5
B1	17	111	P	1B2P	1	2	2	50.8	50.0	8.2	5.0	2.1	1.5
B1	17	112	P	1B2P	1	2	2	50.1	50.0	8.2	5.0	2.0	1.5
B1	17	113	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	17	114	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	17	115	P	3B6P	3	6	4	106.5	95.0	16.4	9.0	6.4	2.5
B1	18	116	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	18	117	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	18	118	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	18	119	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	18	120	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	19	121	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	19	122	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	19	123	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	19	124	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	19	125	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	20	126	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	20	127	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	20	128	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	20	129	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	20	130	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5

Block	Floor	Plot Number	Tenure (S/O) (P) (R)	Flat Type	No. of Bedrooms	No. of Inhabitants	No. of Habitable Rooms	GIA (sq.m) proposed	Min. GIA (sq.m)	Amenity space (sq.m)	Min. Amenity space (sq.m)	Built in storage space (sq.m)	Min. Built in storage space (sq.m)
B1	21	131	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	21	132	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	21	133	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	21	134	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	21	135	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	22	136	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	22	137	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	22	138	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	22	139	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	22	140	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	23	141	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	23	142	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	23	143	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	23	144	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	23	145	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	24	146	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	24	147	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	24	148	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	24	149	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	24	150	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	25	151	P	2B4P	2	4	3	70.1	70.0	8.2	7.0	2.1	2.0
B1	25	152	P	3B5P	3	5	4	93.3	86.0	16.4	8.0	2.5	2.5
B1	25	153	P	2B4P	2	4	3	70.3	70.0	8.2	7.0	2.2	2.0
B1	25	154	P	1B2P	1	2	2	51.3	50.0	8.2	5.0	2.3	1.5
B1	25	155	P	1B2P	1	2	2	50.4	50.0	8.2	5.0	1.8	1.5
B1	26	156	P	3B4P	3	4	4	83.7	74	22.4	7	2.8	2.5
B1	26	157	P	3B5P	3	5	4	92.8	86.0	23.4	8.0	2.5	2.5
B1	26	158	P	2B4P	2	4	3	75.5	70.0	23.4	7.0	2.3	2.0
B1	27	159	P	3B4P	3	4	4	83.7	74	22.4	7	2.8	2.5
B1	27	160	P	3B5P	3	5	4	92.8	86.0	23.4	8.0	2.5	2.5
B1	27	161	P	2B4P	2	4	3	75.5	70.0	23.4	7.0	2.3	2.0
B2	1	162	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	1	163	S/O	3B6P	3	6	4	103.1	95.0	10.5	9.0	3.0	2.5
B2	1	164	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	2	165	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	2	166	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	2	167	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	2	168	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	3	169	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	3	170	S/O	1B2P	1	2	2	53.3	50.0	7.6	5.0	1.5	1.5
B2	3	171	S/O	2B4P	2	4	3	70.1	70.0	7.6	7.0	2.5	2.0
B2	3	172	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	3	173	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	3	174	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	4	175	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	4	176	S/O	1B2P	1	2	2	53.3	50.0	7.6	5.0	1.5	1.5
B2	4	177	S/O	2B4P	2	4	3	70.1	70.0	7.6	7.0	2.5	2.0
B2	4	178	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	4	179	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	4	180	S/O	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	5	181	S/O	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	5	182	P	1B2P	1	2	2	53.3	50.0	7.6	5.0	1.5	1.5
B2	5	183	P	2B4P	2	4	3	70.1	70.0	7.6	7.0	2.5	2.0
B2	5	184	P	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	5	185	P	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	5	186	P	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	6	187	P	1B2P	1	2	2	51.1	50.0	5.3	5.0	1.7	1.5
B2	6	188	P	1B2P	1	2	2	53.3	50.0	7.6	5.0	1.5	1.5
B2	6	189	P	2B4P	2	4	3	73.4	70.0	12.9	7.0	2.5	2.0
B2	6	190	P	3B6P	3	6	4	96.1	95.0	10.5	9.0	2.5	2.5
B2	6	191	P	1B2P	1	2	2	51.4	50.0	5.3	5.0	2.3	1.5
B2	7	192	P	3B4P	3	4	4	81.0	74.0	18.4	7	3.2	2.5
B2	7	193	P	1B2P	1	2	2	54.3	50.0	7.6	5.0	1.5	1.5
B2	7	194	P	1B2P	1	2	2	53.8	50.0	6.8	5.0	2.7	1.5
B2	7	195	P	3B5P	3	5	4	86.3	86.0	18.4	8.0	3.2	2.5
B2	8	196	P	3B4P	3	4	4	81.0	74.0	18.4	7	3.2	2.5
B2	8	197	P	1B2P	1	2	2	54.3	50.0	7.6	5.0	1.5	1.5
B2	8	198	P	1B2P	1	2	2	53.8	50.0	6.8	5.0	2.7	1.5
B2	8	199	P	3B5P	3	5	4	86.3	86.0	18.4	8.0	3.2	2.5

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APPENDIX 3: BRE 2022 Guidance

Daylight to existing buildings

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

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

Sunlight to existing buildings

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

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

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

Daylight to new buildings

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

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

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

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

Paragraph C17 of the BRE states that “*Where a room has a shared use, the highest target should apply. For example in a bed sitting room in student accommodation, the value for a living room should be used if students would often spend time in their rooms during the day. Local authorities could use discretion here. For example, the target for a living room could be used for a combined living/dining/kitchen area if the kitchens are not treated as habitable spaces, as it may avoid small separate kitchens in a design*”.

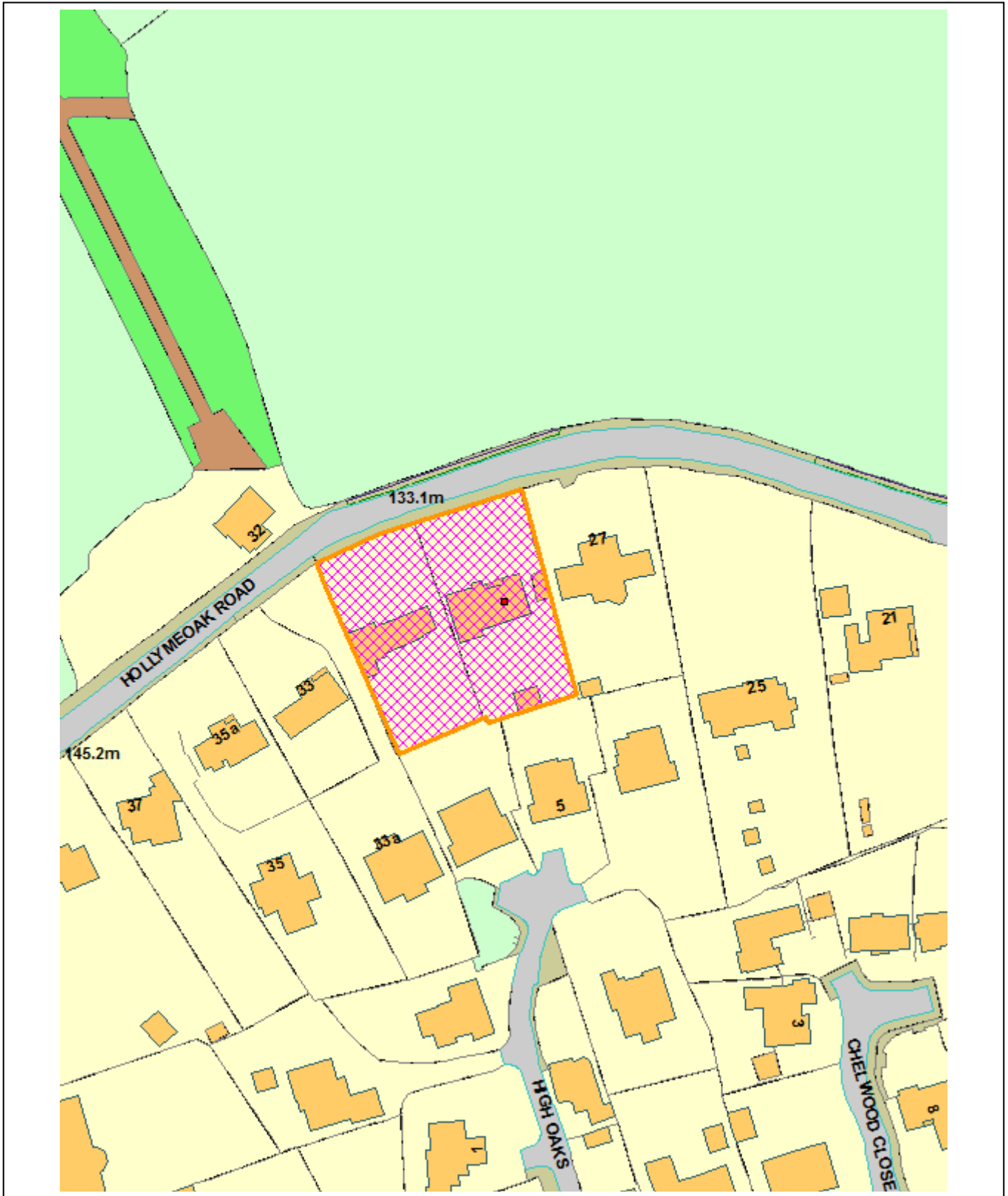
Sunlight to new buildings

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

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

Sunlight to gardens and outdoor spaces

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



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1 APPLICATION DETAILS

Ref: 23/02918/FUL
 Location: 29-31 Hollymeoak Road
 Ward: Coulsdon Town
 Description: Demolition of existing dwellings; erection of a two-storey development with roof accommodation comprising 8 family dwellings; provision of new access; provision of 12 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space
 Drawing Nos: HM0-OBA-00-01-DR-A-0201-PA, HM0-OBA-00-00-DR-A-0200-PA, HM0-OBA-00-RF-DR-A-0202-PA, 29HR.6 P4(c), 29HR.6 P3(d), 29HR.6 P2(H), 29HR.6 P2(h), TPHS/341/DR/001 Rev B, TPHS/341/TR/002 Rev B
 Applicant: Carvall Homes
 Agent: Grainger Planning Associates
 Case Officer: Lucy Page

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

Vehicle and Cycle Parking (London Plan Standards)	
PTAL: 0	
Car Parking maximum standard	Proposed
12	12
Long Stay Cycle Storage minimum	Proposed
16	16
Short Stay Cycle Storage minimum	Proposed
4	4

- 1.1 This application is being reported to committee because:
- Cllr Mario Creatura referral
 - Objections above the threshold in the Committee Consideration Criteria have been received.

2 RECOMMENDATION

- 2.1 That the Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and 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 contributions of £1,500 per dwelling
- b) 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) Submission of a revised Construction Transport Management Plan
- 4) Details of proposed site levels
- 5) Footway / Carriageway Condition Survey providing photographs of all areas and a brief report identifying any existing issues

Prior to above ground floor slab level

- 6) Submission of materials/details
- 7) Submission of SUDS details
- 8) Submission of updated Landscaping Plan showing proposed levels, hard and soft landscaping of the site, details of new trees, biodiversity enhancement measures and boundary treatments
- 9) Vehicle and pedestrian visibility splays

Pre-occupation

- 10) Submission of biodiversity enhancement strategy
- 11) Submission of lighting design scheme for biodiversity
- 12) Submission of refuse and cycle storage details including provision for wider cycle storage
- 13) Submission of details of any external energy generation
- 14) Submission of surface water drainage scheme

Compliance

- 15) Flat roofs – no balconies
- 16) Ecological enhancement and mitigation as per submitted ecological appraisal
- 17) Provision of refuse and cycle parking
- 18) Obscure glazing on side elevations
- 19) In accordance with Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
- 20) Compliance with requirements of the Fire Statement
- 21) In accordance with visibility splays show on plans – 2.4m x 25m
- 22) Provision of car parking as shown on plans

- 23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no development relating to Classes A and B of Part 1 (Development within the curtilage of a dwellinghouse)
- 24) 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) Compliance with Building/Fire Regulations
 - 5) Construction Logistics Informative
 - 6) Any other informative(s) considered necessary by the Director of Planning and Sustainable Regeneration
- 2.5 That the Committee confirms that adequate provision has been made, by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.
- 2.6 That if 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:
- Erection of 2 x terrace of 4 two storey semi-detached dwellings
 - 12 Off street car parking spaces, refuse and cycle storage
 - Private amenity space for each house
- 3.2 This planning application amalgamates the sites of Nos.29 and 31 Hollymeoak Road to create a single site. The development proposed comprises a total of eight family dwellinghouses arranged in two separate blocks corresponding to the two existing individual plots. Each plot comprises four terraced homes which have been designed to resemble a single large house.

Site and Surroundings

- 3.3 The site is rectangular in shape and is 48.5m deep and 45.5m wide. It has a net site area of 0.22ha. No.29 has a vehicular access onto Hollymeoak Road set on the left-hand side of the plot frontage (north-east corner) with the driveway sweeping across the front of the site. No.31 has an access on the right-hand side of its plot frontage with a parking area in front of the house. Both properties have the ability to park a number of vehicles on the frontage of their curtilage. The street level of this part of Hollymeoak Road sits higher than the application site as is highlighted on the street plan below. Levels both at street level and between each plot rise from east to west.



(Aerial photograph of the site)

- 3.2 On the south side of Hollymeoak Road where the site is located, the area is more suburban in character however to the north is the edge of the greenbelt and is open and undeveloped. Plots comprise large detached properties of predominantly 2-storeys. The site is has a PTAL of 0 which indicates extremely poor access to public transport. The site is at very low risk of surface water flooding.



(Site location plan)

Planning Designations and Constraints

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

- PTAL: 0
- Flood Risk Zone: 1
- Surface water flood risk: low risk on the application site

Planning History for 29 Hollymeoak Road

Reference	Description	Decision and Date
23/00275/PRE	To demolish the existing buildings, to erect eight dwellings with associated parking, refuse and landscaping.	Initial response sent 12.04.2023
22/01856/FUL	Demolition of the existing dwelling. Erection of two pairs of semi-detached two storey dwellings, provision of associated landscaping, parking, cycle and refuse storage.	Refused 06.07.2022
22/01498/FUL	Demolition of existing dwelling, erection of a three-storey building comprising 6 flats, provision of new access, provision of 9 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity	Refused 26.07.2022
21/02659/FUL	Demolition of existing dwelling; erection of a two-storey building with roof	Withdrawn

	accommodation comprising 9 flats; provision of new access and parking spaces, refuse and recycling stores, cycle parking and associated works	
21/05084/FUL	Demolition of existing dwelling. Erection of a two-storey building with roof accommodation comprising 6 flats. Provision of new access, parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space	Refused 29.03.2022 Appeal dismissed 21.10.2022

Planning History for 31 Hollymeoak Road

Reference	Description	Decision and Date
23/00275/PRE	To demolish the existing buildings, to erect eight dwellings with associated parking, refuse and landscaping.	Initial response sent 12.04.2023
22/01464/FUL	Demolition of the existing house and side garage and erection of four storey building to provide 8 units with associated new vehicular access, car parking, cycle/refuse storage and soft/hard landscaping.	Not determined 26.01.2023

3.4 As set out above, part of the application site (no.29) has been subject to a number of previous planning applications. The most recent, planning permission (LBC Ref: 22/01498/FUL) was refused on the 26th July 2022, for the erection of a three-storey building comprising 6 flats, provision of new access, provision of 9 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity.



(Front elevation of flatted scheme 22/01498/FUL)

Permission was refused on the following grounds,

“1.The proposed development by reason of its design, scale and massing would be out of keeping with the character of the area contrary to Policies SP4 and DM10 of the Croydon Local Plan 2018, Policies D3 and D4 of the London Plan 2021 and the Croydon Suburban Design Guide SPD (2019).

2. The development fails to demonstrate how it would ensure the safety of all buildings users in relation to fire, thereby conflicting with Policy D12 of the London Plan 2021.”

Application 21/05084/FUL for the demolition of existing dwelling and erection of a two-storey building with roof accommodation comprising 6 flats. Provision of new access, parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space was also refused with a subsequent appeal made to the Planning Inspectorate and the application was dismissed with the Inspector concluding;

“I conclude that the proposed development would harm the character and appearance of the area. As such, it would conflict with Policies SP4 and DM10 of the Croydon Local Plan adopted 2018 and with Policies D3 and D4 of the London Plan adopted March 2021. These policies, amongst other things require that development which increases residential densities should also respect existing local character, including existing development patterns, scale, height and massing.”

The Inspector considered that the considerable depth of the building from front to rear would be exposed to view from higher sections of the road, in which it would appear bulky and imposing compared to the surrounding dwellings. The overall height of the proposed scheme was also of concern as, “it would be closer to that of no. 31, which is set on the adjacent higher land, with a significant drop down towards no. 27 on the lower ground. As such, even when the split-level design is taken into account, the proposed building would interrupt the established rhythm of properties stepping more incrementally down the slope”.

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development of 8 new residential units in this residential area is acceptable and would meet housing need.
- The proposed footprint and siting would sit comfortably into the existing pattern of development and comply with policy regarding development in the grounds of existing dwellings. The proposed scale and design is appropriate.
- Detrimental impacts on neighbouring amenity have been avoided.
- The proposed quality of accommodation is acceptable.
- Subject to a s106 and conditions the impact on the highway network would be acceptable.
- New tree planting and hard and soft landscaping is proposed which is acceptable.
- With suitable conditions secured the development would achieve biodiversity net gain and not have an adverse impact on biodiversity.
- The proposal would not have a detrimental impact on flood risk.

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:

Ecology

- 5.3 Following the receipt of additional information including updated bat surveys the Biodiversity Officer confirmed that subject to conditions, the development would be acceptable in relation to ecology. Discussed in the 'Trees and Biodiversity' section of the report.

Historic England

- 5.4 Response confirmed that the proposal is unlikely to have a significant effect on historic assets of archaeological interest.

Highways

- 5.5 Responses confirmed that subject to conditions and informatives, the development would have an acceptable impact on the highway network with regards to highway safety and parking. Discussed in the 'Highways' section of the report.

LOCAL REPRESENTATION

- 5.6 Cllr Mario Creatura has referred the application 23/02918/FUL to the Planning Committee.

- 5.7 The following concerns were raised:

- This application is similar to 21/5084/FUL which was refused and dismissed by Inspector
- Inspector said this type of development would interrupt the rhythm of this part of the road – remains the same with this application
- The previous application had a density out of keeping and so does this current scheme which has detrimental impact on character of the area
- Adverse impact on neighbours particularly no.29
- Parking not sufficient given steep gradient and lack of on street parking
- Impact on local infrastructure – already issues with 17 Hollymeoak Road (6 detached houses) with water and waste
- The aggregate of development – severe impact on the character of the area and having adverse impact on the quality of life for existing residents

- 5.8 The application has been publicised by way of 8 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from the MP Chris Philp, neighbours and the Coulsdon West Residents Association in response to notification and publicity of the application were as follows:

No of individual responses: Objecting: 109 Supporting: 0 Neutral: 0

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
Highways and parking	
<ul style="list-style-type: none"> • Insufficient parking on site – needs more than 12 spaces on site leading to additional pressure on local road network • No pedestrian route along Hollymeoak Road • Highway safety issues due to the narrow width and curve of the road • Transport Statement uses other sites that are not comparable to the application site 	<ul style="list-style-type: none"> • The proposal meets the required standards
Impacts on trees/habitats/ecology	
<ul style="list-style-type: none"> • Adverse impact on trees 	<ul style="list-style-type: none"> • Addressed in the report
<ul style="list-style-type: none"> • Lack of information in relation to biodiversity at 31 • Inaccurate biodiversity information – there are habitats for various species such as reptiles and newts in the vicinity 	<ul style="list-style-type: none"> • Further survey work undertaken at both 29 and 31 and addressed in the report
Impacts on amenity – neighbours and occupants	
<ul style="list-style-type: none"> • Visually dominating, overbearing • Nearer to no.29 than previous and also higher and deeper • Plans do not accurately show the relationship with neighbouring properties • Overlooking • Reduces view of greenbelt for neighbouring properties • Unacceptable overlooking between site and no.5 High Oaks Close 	<ul style="list-style-type: none"> • Addressed in the report
Character and amount of development	
<ul style="list-style-type: none"> • Contrary to Local Plan policy SP4 and DM10 and D3 of London Plan • Obtrusive by design • Impact on adjacent greenbelt • Bulky and imposing when viewed from Hollymeoak Road • Roof ridge height too high and out of scale with neighbouring properties 	<ul style="list-style-type: none"> • Addressed in the report

<ul style="list-style-type: none"> • Footprint too large • Two terraced blocks are out of keeping • Overdevelopment of the site with the proposed development significantly increasing the built area compared to the existing family homes • Not in keeping with local area • This is a semi-rural road, development appears urban • Depth of buildings on edges too wide – wider now and outer edges with flat roof unattractive • Dividing garden disrupts visual harmony 	
Other	
<ul style="list-style-type: none"> • This will lead to other developers submitting similar schemes • Should take account of cumulative impact of development 	<ul style="list-style-type: none"> • Comments in relation to other schemes potentially coming forward are not material to the consideration of this application

6 RELEVANT PLANNING POLICIES AND GUIDANCE

Development Plan

6.1 The Council's adopted Development Plan consists of the London Plan (2021), the Croydon Local Plan (2018) and the South London Waste Plan (2021). 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 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
- SP7 Green Grid
- 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

6.2 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)

6.3 Government Guidance is contained in the NPPF, updated 2023, 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

6.4 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)

7 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Design and impact on character of the area
3. Quality of residential accommodation
4. Impact on neighbouring residential amenity
5. Trees, landscaping and biodiversity
6. Parking and highway impacts
7. Flood risk and energy efficiency
8. Fire safety
9. Conclusions

Principle of development

7.2 The Croydon Local Plan sets out a housing target of 32,890 homes over a 20-year period from 2016-2036. The London Plan sets out a housing target for the borough 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). The London Plan requires 6,410 net completions on small sites (below 0.25 hectares in size) over 10 years, with a small-sites housing target of 641 per year.

7.3 Croydon Local Plan Policy SP2 explains that developments should ensure land is used efficiently. London Plan policy H1 states that boroughs should optimise housing delivery on sites of PTAL 3-6 or within 800m of a train station or town centre boundary. The site's existing use is residential and as such the principle of redeveloping the site for intensified residential use is acceptable and should be proportionate in scale and response to the suburban context. This should respond to London Plan Policy H1 which outlines that housing delivery should be optimised in areas of PTAL 3-6 or within 800m of a train station or town centre boundary. The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates extremely poor access to public transport. The site is approximately 355m away from bus stops (No 405) located on Brighton Road. The London Plan requires *up to* 1.5 spaces per dwelling for outer London location with a PTAL of 0 with properties with 3 or more bedrooms.

7.4 Whilst the site does not fall within a location where intensification would be strongly encouraged in accordance with London Plan policy H1, the Council has housing targets to meet and the pattern of development in the area is such that it considered some additional built form on this site would be appropriate (as discussed in the Character section below) as it would represent an efficient use of land, in accordance with Local Plan policy SP2.

Unit size mix

7.5 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. The proposal is for 5 x 3 bed and 3 x 4 dwellings which would contribute towards the Council's need for family sized homes, resulting in a net gain of 6 family sized homes.

Design and impact on the character of the area

- 7.6 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.



(Photo of existing dwelling 29 Hollymeoak Road)



(Proposed CGI street view of 29 from Hollymeoak Road)



(Photo of existing dwelling at 31 Hollymeoak Road)



(Proposed CGI street view of 31 from Hollymeoak Road)

- 7.7 The site lies within the Coulsdon character area which comprises of detached houses in large plots, several of the dwellings have been designed in an ‘arts and crafts’ style. The character of this part of Hollymeoak Road is of large detached properties set within spacious plots having landscaped frontages and fairly generous spacing between built form. The design of dwellings is traditional with low eaves, gables and hipped roofs a typical characteristic. It is also noticeable that a number of new residential developments have recently been constructed which have introduced a denser pattern of development with large houses on more modest plots such that at no.21 Hollymeoak Road and between 31-35 Hollymeoak Road.
- 7.8 There are eight new homes proposed for the site. On the plot of No.29, a terrace of four houses (A-D) is proposed. The building would be seen as large detached property with a wide front timber porch in the centre part of the front elevation serving the front entrances of units B and C. External materials would comprise of brick at ground floor with vertical tile hanging above. Windows would be small pane casement windows reflecting the character of traditional dwellings in the vicinity and the roof would plain clay tile. The front doors for units A and D would be on the side elevation of the building with a legible access route to these entrances via a pathway from the main frontage. To further improve this, signage could be provided to guide visitors. This terrace would sit within the original plot side boundaries and have a similar depth to other properties in the vicinity of the site. The space between and in front of this building is considered to reflect the spatial characteristics of the area.
- 7.9 On the plot of No.31 a terrace of 4 houses (E-H) is proposed. The design is different from that of no.29 however also achieves a traditional appearance. The supporting Design and Access Statement confirms that, “Whilst the elevational appearance for the terrace of Houses A-D is asymmetrical, this terrace is strongly symmetrical with a pair of gabled “bookends” and a strong central entrance porch emphasising the symmetry. The use of repeating projecting bays and specific use of external materials further reinforces symmetry”. The building would be seen as large detached property with a wide front timber porch in the centre part of the front elevation serving the front entrances of units B and C. External materials would comprise of brick at ground floor with vertical tile hanging above on either gable end feature and the central section of the first floor comprising of paler brick work with timber inserts. Windows would also be small pane casement windows reflecting the character of traditional dwellings in the

vicinity and the roof would plain clay tile. It is considered that these materials are appropriate to the surrounding built form and further details are secured by condition. The front doors for units E and H would be on the side elevation of the building with a legible access route to these entrances via a pathway from the main frontage. To further improve this, signage could be provided to guide visitors. This terrace would sit within the original plot side boundaries and have a similar depth to other properties in the vicinity of the site. The space between and in front of this building is considered to reflect the spatial characteristics of the area.

7.10 The buildings would be partially visible when travelling along Hollymeoak Road and more prominent when looking into the entrance serving each building. This visibility was an issue considered by the Inspector as part of the previously dismissed appeal. This current application is supported by a CGI of scheme of the view of the site when travelling down Hollymeoak Road which indicates that views of the crown roof would be limited by the gable features now proposed and the scheme also now incorporates a reduction in both the roof ridge height and depth of the buildings, such that their impact on the street scene would be reduced.

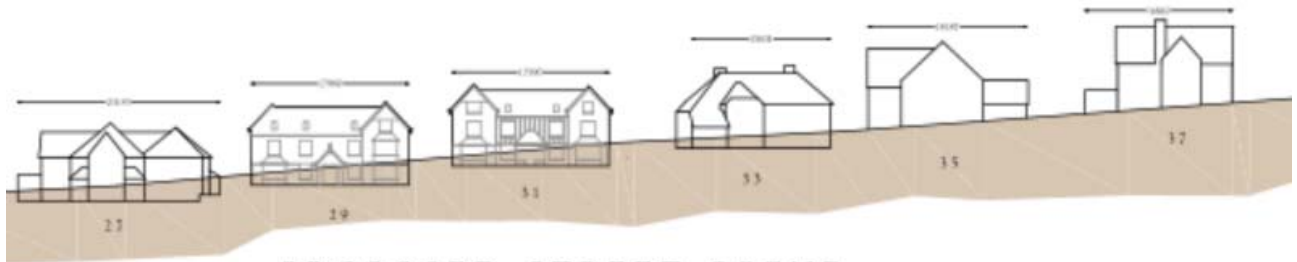
7.11 In relation to dwelling size, the houses would range in GIA from 126.6sqm to 143.4sqm.



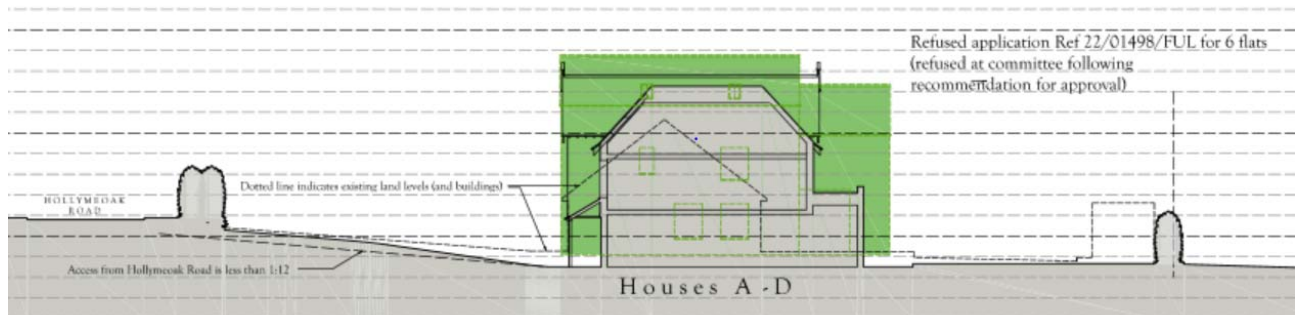
(Proposed site layout)



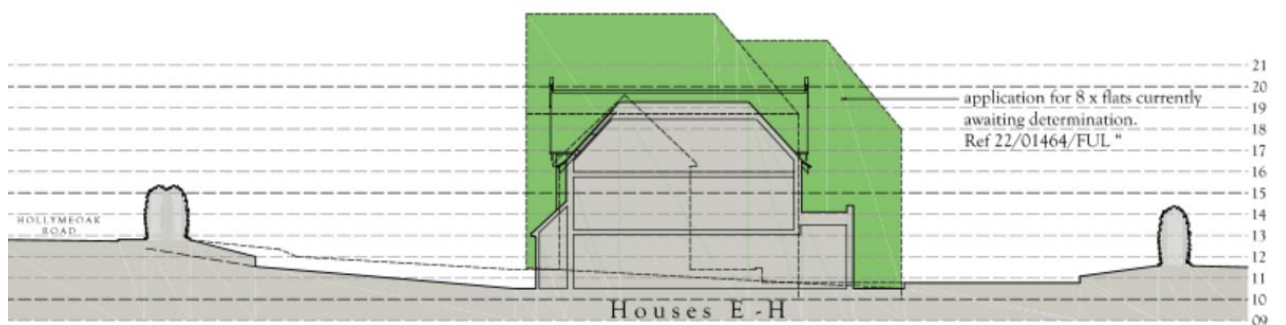
EXISTING STREET SCENE



PROPOSED STREET SCENE



(Site section houses A – D showing differences between refused scheme for 6 flats at no.29 compared to current application)



(Site section houses E- H showing differences between refused scheme for 6 flats at no.29 compared to the current application)

Character, footprint and design

7.12 The existing buildings on both no.29 and no.31 Hollymeoak Road do not hold any significant architectural merit and there is no in principle objection to their demolition.

- 7.13 Land to the north the site sits within the Greenbelt and remains verdant and green. London Plan policies H1 and D3 seek to ensure that development responds to the site's context and capacity for growth. In response to the open and spacious context of the site and the relative inaccessibility of the location, it is expected that housing intensification should be incremental and responsive to the character of the area.
- 7.14 The existing houses sit in large plots with the combined site approximately 48.5m deep and 45.5m wide. This application would see the two plots divided into 8, with each plot retaining an access to serve the new development. A shared area of hardstanding would be provided to the front of each building to serve all properties with parking for a total of 12 vehicles provided and soft landscaping retained/provided around the boundaries of the site. Further details of the landscaping would be secured by condition.
- 7.15 In relation to how the built form would sit within the plot, the existing houses at no.29 and no.30 are set back approximately 20m from the site frontage. It is proposed that both new buildings accommodating dwellings A-D and E-H would be set back in a similar position in relation to the frontage, at a minimum of 20m. This relationship with the highway is also similar to that of the neighbouring development on either side of the site.
- 7.16 The building accommodating houses A-D would be set between 2.5-3m from the side boundary with No.27, with house A the closest. There would be a separation distance of between 4.7m and 5.6m between the flank walls of house A and the dwelling at no.27. The building accommodating houses E-H would be set approximately 2.2m from the side boundary with no.33 with house H the closest. There would be a separation between the flank walls of house H and the dwelling at no.33 of between 6.6 and 8.8m. These gaps are considered to be representative of the gaps between buildings in the existing area, allowing the spacious character of this part of Hollymeoak Road to be retained.
- 7.17 It is important to note that there are no planning applications associated with additional residential development which have been determined at no.3, however in relation to the previous applications for no.29 and the plans submitted for no.31 (and not determined) the scale of development has reduced when compared to some of the previous development proposals. Concern has been raised in letters of representation about the impact of the introduction of this development on the character of the road, particularly given the Inspector's decision in relation to a previous development on the site.
- 7.18 Policy DM10.11 sets out that proposals should be of high quality and, whilst seeking to achieve a minimum height of 3 storeys should amongst other things respect the development pattern, layout and siting, and the scale, height, massing and density. Whilst it is acknowledged that detached dwellings are characteristic of the area, the buildings each accommodating four dwellings have been designed to appear from the street as large detached properties.
- 7.19 The houses would comprise of two storeys with accommodation in the roof space which fully respects existing character and building height, the eaves comparable with adjacent properties and the ridge heights sitting at a height appropriately between those of the adjacent buildings. It is noted that concern has been raised about the building heights proposed and the differences in land levels between neighbouring properties however as the report above considers, the built form would sit comfortably

into its surroundings, subject to suitable conditions relating to materials and landscaping.

7.20 The subdivision of the rear garden area to provide 8 private gardens would result in additional fencing to that seen with the larger gardens that serve the detached properties in the vicinity however it is evident that views of this subdivision would be screened by both the proposed dwellings and neighbouring properties and would therefore not adversely impact on the character of the area. The size of the gardens which would range from between 4m x 15m to 6.5 x 15.5m significantly exceed the required area in policy terms, and are considered acceptable. The quantity of private outdoor space exceeds the Mayor of London's Housing Policy, the National Space Standards and Policy DM10.4 of the Croydon Local Plan.

7.21 The Design and Access Statement confirms that the siting of the dwellings has been informed not only by neighbouring dwellings but also the character of the area. The proposed footprint and layout of the development with the spacing between buildings and the setback of the built form from the highway would not be out of character with the suburban and residential character of the area whilst noting the change in character on the opposite side of Hollymeoak Road. The boundary treatment is proposed to be similar to the existing, comprising of hedging and close boarded fencing.

Summary

7.22 The proposed houses are of a form and scale which reflect the existing pattern of development and would enable an adequate separation distance between the other neighbouring residential properties. The introduction of two buildings accommodating 8 dwellings which read, from the street scene, as detached properties is considered to work successfully in this particular instance. The design and detailing of the buildings and their landscaped surroundings would make a positive contribution to the character of the area and the rhythm of buildings and spaces now achieved with this proposal appropriately reflects the character of the area. The proposal is considered to comply with Local Plan policies SP4 and DM10 and London Plan policy D3.

Quality of residential accommodation

7.23 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.

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

Plot	Size (bedroom/person)	GIA (sqm) proposed	Min. GIA (sqm)	Private Amenity Space (sqm)	Min. Amenity Space (sqm)
A	3B5P	131	99	113.9	9
B	3B6P	126.6	108	68.2	10
C	3B6P	126.6	108	69.5	10
D	4B7P	143.4	121	93	11

E	4B8P	132	130	95.7	12
F	3B6P	132	108	62.2	10
G	3B6P	132	108	66.6	10
H	4B7P	126	121	79.4	11

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

7.25 London Plan Policy D3 requires development to deliver appropriate outlook, privacy and amenity; to provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity and; achieve indoor and outdoor environments that are comfortable and inviting for people to use. London Plan (2021), Policies D5 Inclusive Design, D6 Housing Quality and D7 Accessible Housing seek the highest standards of accommodation for future occupiers. Policy sets out quantitative and qualitative standards, including minimum floorspace and amenity standards for new builds in order to promote high quality living accommodation.

7.26 These policies are supported by the London Plan Housing SPG. The Department for Local Government and Communities Technical Housing Standards 2015 is also relevant.

Plots A-D

7.27 Each of the dwellings would have a sitting room at the front of the house, with a large kitchen/diner/family room at the back of the house looking onto their private rear gardens with large patio doors. On the first floor, the middle pair of dwellings would have two double bedrooms whilst the end of terrace units would have one double and one single bedroom with the dwelling 'House D' to provide the M4(3) dwelling. On the second floor, in the roof space, Houses A-C would have a further double bedroom at the rear, and a study at the front lit with a rooflight. House D would have two double bedrooms on the second floor which can be achieved as a result of the gable feature on this property.

7.28 The study within the roofspace would only served by rooflights. This would provide a poor outlook from this room however in this particular instance, given the generous size of each dwelling and the other rooms which have a good outlook, the development is considered acceptable. The houses would comply with the floorspace and ceiling height requirements of the London Plan. The proposed quality of internal accommodation would be high and is acceptable in this regard.

Plots E-H

7.29 Each of the dwellings would have a sitting room at the front of the house, with a large kitchen/diner/family room at the back of the house looking onto their private rear gardens with large patio doors. On the first floor, these dwellings would have two double bedrooms and on the second floor, in the roof space, plots E and H would have two double bedrooms achieved by the two gable ends, with plots F and G having a double bedroom and a study at the front lit with a rooflight.

Accessibility

7.30 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 Design and Access Statement confirms that all of the dwellings are to be constructed to accord with M4(2) and one of the dwellings has been designed to accord with Part M4(3), plot

D. The bedrooms and habitable rooms have been designed to enable wheelchair movement and the bin and bike stores would also be accessible with step free access.

Impact on neighbouring residential amenity

7.31 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. Representations have been made by the neighbours from adjoining and surrounding properties, with regard to impact on overlooking, outlook, privacy and amenity. Officers have assessed the impact on directly affected neighbours on Hollymeoak Road and High Oaks. The properties with the potential to be most affected are the neighbouring properties at numbers 27 and 33 Hollymeoak Road and 4, 5 and 6 High Oaks. The site is situated immediately opposite the metropolitan green belt which is open in character so there would be no neighbouring impacts in this regard.

Hollymeoak Road

7.32 27 Hollymeoak Road is a large detached dwelling located to the east of the site. This dwelling is set at a lower level than the application site. The proposed dwellings (A-D) would extend approximately 4.6m beyond their rear elevation at ground floor level and approximately 2.7m at first floor level. There is a minimum distance of approximately 4.8m between the two storey element and the side wall of no.27 and there is existing planting along the boundary between these two properties. Whilst the development site is at a higher level than this neighbour it is also relevant that previous proposals for no.29 that would have resulted in larger and taller development being proposed were found to be acceptable with regard to neighbouring amenity. It is considered that the scale and design of this current proposal, in combination with the spacing between the boundary and the neighbouring dwelling is such that the development would have an acceptable relationship with this neighbour with regards to appearing overbearing or loss of light.

7.33 The proposed development includes window a (secondary window serving the kitchen) on east facing elevation (plot A) and the west elevation of plot H, however these windows can be conditioned to be obscurely glazed. There are flat roofed sections on the rear elevation of the dwellings and a condition will be imposed to ensure that the rear flat roofs are not used as outside amenity areas, to avoid the potential for overlooking.

7.34 In relation to overlooking from the rear elevations of the new dwellings, the site forms part of a larger residential area where a degree of mutual overlooking between properties is already achieved. The introduction of these additional dwellings would result in some limited and oblique overlooking at first floor level across part of the rear gardens of No.27 and No.33 however these dwellings sit in wide plots and benefit from large rear gardens. There is existing planting/fencing along the boundary and given the positioning of the development within the plot which is similar to these neighbours, the impact in relation to overlooking is considered to be acceptable.

7.35 High Oaks is located to the rear of the application site to the south. These existing dwellings are situated on the road which runs along the rear of the application site to the south. The dwellings at properties no's 4,5,6 High Oaks would be set a minimum of 27 metres from the rear elevations of the proposed dwellings. Whilst it is noted that

concern has been raised about the potential for overlooking between these properties and the site (particularly no.5) it is considered that the scale and design of the proposed buildings, together with the separation distance means that the development would have an acceptable impact to the outlook and amenities of these existing properties as a result of this development.

- 7.36 The proposed development would increase the number of occupants on the site and would increase the number of vehicle movements over the two original plots however in planning terms this would not be significant in respect of noise and disturbance to the existing occupants in the vicinity of the site. Overall it is considered that the proposal complies with the aims of Policies DM10.6 of the Local Plan in this regard.

Trees, landscaping and biodiversity

Trees

- 7.37 Local Plan policy DM28 and London Plan policy T7 seek to retain existing trees and vegetation. The application has been supported by an Arboricultural Method Statement. The rear garden of each property is largely flat, level and laid to lawn.
- 7.38 The site is not within a Conservation Area and there are no protected trees on the site. To facilitate the development it is proposed to remove or prune a number of trees including holly, laurel and beech all of which are category C with one category U (a dead flowering cherry tree). These trees are not significant within the local or wider landscape. There are existing trees to be retained within the site which would be protected with tree protective fencing as part of the Arboricultural Method Statement which has been reviewed and accepted by the Council Tree Officer. A condition requiring the development to be undertaken in accordance with the requirements of the Arboricultural Method Statement has been included.
- 7.39 The application proposes the planting of 7 new trees, particularly in the central part between the two parking areas as part of the landscaping scheme supporting this development, along with additional hedging along the boundaries and it is considered necessary to require further details of the landscaping to be provided by condition and this has been included.

Landscaping

- 7.40 Local Plan policy DM10.8 requires incorporation of soft and hard landscaping within development proposals. Whilst the two sites have been combined with this application the character of the site would retain an appearance of two plots with a generous area of planting both adjacent to the boundaries and site frontage and also to separate the two parking areas. The landscaping space provided would secure suitable setback of the hardstanding for the parking area from the site frontage (min of 6.8m) and this hardstanding area would be well surrounded by planting, also providing an area for bin storage. The parking bays are also divided from the building frontages by a footpath and generous areas of landscaping.
- 7.41 The plan also shows permeable surfacing of the front drive and parking areas which would also assist with SuDS. Immediately to the rear of the dwellings there would also be a patio style area with the remainder of the garden laid to lawn. The rear/side boundary areas would include trees and other planting with fencing proposed between

the rear gardens within the site. It is considered that the landscaping approach is acceptable and final details would be required by condition.

Biodiversity

- 7.42 Local Plan policy DM27 and London Plan policy G6 seeks to protect and enhance biodiversity in the borough. The application is supported by an Ecological Appraisal and Bat Survey for no.31 and no.29. The surveys have confirmed that whilst bats have been identified using the site for foraging and commuting, no bats were found to be roosting within the dwelling or outbuilding at no.29. The Bat Survey concludes that the introduction of new bat boxes within the site should be provided as part of the biodiversity improvements on the site.
- 7.43 The Biodiversity Officer has assessed the submitted surveys and has concluded that given the use of the site for foraging and commuting it is important that suitable mitigation is secured to ensure that following development the site is still able to achieve this positive impact.
- 7.44 In order to mitigate any biodiversity impacts and to secure biodiversity improvements on the site both in relation to bats and also to achieve wider biodiversity enhancements, it is necessary to include conditions requiring an Ecological Management Plan (EMP) and a Construction Environmental Management Plan (CEMP) to be submitted to and approved by the LPA. The EMP would need to include: requirement for the site to be cleared outside of bird nesting season or after nesting bird survey, incorporation of bird and bat boxes throughout the site, wildlife friendly planting and sensitive lighting. Officers are satisfied that the information provided with the application gives certainty of the likely impacts on protected and Priority species and habitats, with appropriate mitigation measures secured. Subject to the recommended conditions the development is considered acceptable in terms of mitigating the impact to wildlife and biodiversity.

Parking and highway impacts

- 7.45 The site has a Public Transport Accessibility Level (PTAL) of 0 which indicates very poor access to public transport. The road curves as it rises up the hill between Starrock Road 300m to the east and Woodfield Hill 170m to the west, and there is no separate public footpath. The site is approximately 355m away from bus stops (No 405) located on Brighton Road. The London Plan requires up to 1.5 spaces per dwelling for outer London location with a PTAL of 0 with properties with 3 or more bedrooms.
- 7.46 The proposal is for eight dwellings all with 3 bedrooms or over. As per the London Plan, the development would require a maximum provision of 1.5 spaces per unit which equates to 12 car parking spaces.
- 7.47 The scheme proposes 12 on-site parking spaces, this would provide 1 to 1.5 parking ratio. Whilst objections have been received in public and Cllr representations that this is insufficient, the *maximum* requirement within the London Plan for a PTAL 0 area would be *up to* 1.5 spaces per dwelling and so, the proposed provision meets the policy requirements and does not go above the maximum car parking provision allowed by the London Plan. Following initial Highway Officer comments, additional levels have been shown on the submitted drawing and the gradient across the parking areas is confirmed at 1:12 or more which is considered to be acceptable.

- 7.48 The Transport Statement shows the vehicular sightlines for each of the proposed vehicle accesses. The existing crossover for no.29 (plots A-D) would be widened so that it would be closer to the crossover with no.27. The access for no.31 (plots E-H) would be re-sited more centrally on the frontage with a wider crossover than currently provided. In relation to sightlines, properties along this part of Hollymeoak Road have sightlines which fall across the unadopted verge at the back of the adopted highway. This is the same for the proposed development.
- 7.49 The Highways Officer initially required further clarification with regards to the sightline to the east from the vehicle access in front of houses A-D, (closest to no.27). This is particularly important as Hollymeoak Road adjacent to no.27 is a bend for west bound traffic and the use of the site is intensifying in terms of vehicle movements. The applicant has confirmed that the requisite 2.4m by 25m sightlines are clearly shown on the relevant drawings within the Transport Statement and supporting tree report. The Highways Officer has subsequently confirmed that subject to conditions including the requirement to provide these sightlines, the proposal is acceptable with regards to highway safety.
- 7.50 The site sits within a 20mph speed limit and it is also relevant that there are no reported accidents in the TfL accident data that is available (only accidents where police and other emergency services are called appear on the database).
- 7.51 Following initial concerns raised by the Highways Officer, minor amendments were made to the plans to enable the disabled parking bay to be relocated nearer the relevant dwelling (House D). The bin stores are now all within the relevant drag distances and cycle storage paths have been widened where necessary to meet the required standards and stores enlarged. Electric sockets would also be required within the stores for the charging of future e-bikes and e-scooters. A condition has been added requiring further details of cycle storage to include this and the provision of wider bike storage to accommodate different types of cycles.
- 7.52 Whilst concern has been raised in letters of representation about the potential for parking associated with the development along Hollymeoak Road, the development has made provision for the maximum parking requirements for the dwellings within the site. Subject to appropriate conditions, it is not considered that the introduction of 8 additional dwellings in this location would have a detrimental impact on highway safety. In addition, a financial contribution of £1,500 per dwelling would be secured via S106 agreement to contribute towards sustainable transport initiatives in the local area in line with Local Plan policies SP8.12 and SP8.13.

Refuse storage

- 7.53 Policy DM13 requires the design of refuse and recycling facilities to be treated as an integral element of the overall design. Each dwelling would be served by a bin storage area, plots A and D, E and H would have these located to the sides of the dwelling and plots B and C, and F and G would have their bin storage area within a wide area of landscaping, set back from the highway. This is close to the parking area such that it would be suitably located for occupants. On collection day the residents will move the bins up to a location on the side of the road. Collection would be the same as per the arrangements for the other houses along this part of Hollymeoak Road where the bin lorry collects bins from front driveways, and is considered acceptable in this regard.

Flood risk and energy efficiency

- 7.54 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.
- 7.55 The site is located within Flood Zone 1, an area at very low risk of surface water flooding. The site is in an area where there is limited potential for groundwater flooding to occur. Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS).
- 7.56 The submitted Flood Risk Assessment Statement says that to mitigate any potential future flooding risk permeable paving / SUDS have been included in the proposals to parking, driveway and patio areas. Rainwater from the buildings will be collected in rainwater butts to the rear and any surplus to a soakaway to the rear. Whilst these measures all sound reasonable, a site specific assessment should be undertaken to ensure that this is an appropriate solution for this site. Site-specific flood risk measures will be secured by condition.
- 7.57 Policy seeks high standards of design and construction in terms of sustainability and sets out Local and National CO2 reduction targets. Conditions would be attached to any permission ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day. In addition electric vehicle charging points would also be secured.

Fire safety

- 7.58 London Plan policy D12 requires all development proposals to achieve the highest standards of fire safety. Details have been provided accordingly. In the event of a fire a fire appliance could stop on Hollymeoak Road or within the site. The dwellings would be provided with fire alarms. There is a protected staircase route from the top floor to the ground floor escape door in the end houses (A,D,E,H). The mid terraced houses show unprotected staircase and a sprinkler system would be provided however fire doors could be installed. As a result (and subject to compliance with the Building Regulations), the application complies with Policy D12.

Historic Environment (Archaeology)

- 7.59 Section 16 of the NPPF and London Plan policy HC1 make the conservation of archaeological interest a material planning consideration. The area has a good archaeological potential and this is recognised in its classification as a Tier II APA. The presence of the existing early 20th century properties suggest that archaeological levels may have already been truncated or removed over to the footprint of existing properties. The evidence examined indicates that the archaeological potential is broad by period, but likely to be limited by extent. The Greater London Archaeological Advisory Service (GLAAS) has considered the proposal and confirmed that the development is unlikely to have a significant effect on heritage assets of archaeological interest and is therefore acceptable in this regard.

Conclusions

- 7.60 The proposed provision of 8 dwellings at 29 and 31 Hollymeoak Road, is acceptable in principle in accordance with policy. The siting of the proposed dwellings relate successfully with the existing pattern of development.
- 7.61 The proposed dwellings would appear in the street scene reflect the general characteristics of the area in relation to design, siting, scale, massing and the rhythm between spaces and built form. The buildings are traditional in their form but modern features have been incorporated and the proposed design is of a high quality. The homes would provide a good quality of accommodation internally and externally.
- 7.62 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.
- 7.63 Given the general 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 acceptable in planning terms subject to the detailed recommendation set out in section 2 (RECOMMENDATION).

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

1 INTRODUCTION

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

2 FURTHER INFORMATION

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

3 PUBLIC SPEAKING

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

4 BACKGROUND DOCUMENTS

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

5 RECOMMENDATION

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

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Sustainable Communities, Regeneration and Economic Recovery Department
DEVELOPMENT MANAGEMENT

DELEGATED PLANNING DECISIONS (Ward Order)

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

13.11.2023 to 31.12.2023

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

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

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

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

Ref. No. : 19/03287/FUL
Location : Workshop
Regent Place
Croydon

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of four storey office building to the rear of 115 Lower Addiscombe Road (2 Regent Place).

Date Decision: 11.12.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/01053/FUL
Location : 2A Addiscombe Avenue
Croydon
CR0 6LH
Ward : Addiscombe East
Type: Full planning permission

Proposal : Erection single-storey dwellinghouse with habitable roof level (Use Class C3) (following demolition of existing two-storey dwellinghouse and detached garage), Associated amenity, cycle storage, vehicle parking and waste storage spaces, and Alterations

Date Decision: 27.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03358/CAT
Location : Valery Court
2 Ashburton Road
Croydon
CR0 6AL
Ward : Addiscombe East
Type: Works to Trees in a Conservation Area

Proposal : T1 , T2 , Silver Birch , remove to ground level due to decay

Date Decision: 15.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03741/LP
Location : 335 Addiscombe Road
Croydon
CR0 7LF
Ward : Addiscombe East
Type: LDC (Proposed) Operations edged

Proposal : Alteration of roof from hip to semi hip, erection of dormer roof extension in rear roof slope, removal of 1 chimney and Installation of 4 rooflights into the front roofslope.

Date Decision: 24.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03800/GPDO
Location : 10 Elmgrove Road
Croydon
CR0 7DQ

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

Proposal : Erection of Single Storey rear extension projecting out 4 metres with a maximum height of 3.8 metres

Date Decision: 08.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03871/HSE
Location : 168 Lower Addiscombe Road
Croydon
CR0 6AJ

Ward : Addiscombe East
Type: Householder Application

Proposal : Replacement of windows and door to front elevation from UPVC to Timber frame

Date Decision: 27.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03921/LE
Location : Rear Flat
78 Outram Road
Croydon
CR0 6XF

Ward : Addiscombe East
Type: LDC (Existing) Use edged

Proposal : Lawful use of an existing rear outbuilding as a self contained dwelling

Date Decision: 12.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03960/GPDO
Location : 1 - 2 Grant Place
Croydon
CR0 6PX

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Conversion of the first floor to provide two flats with associated refuse storage and installation of front door (Prior Approval under Class G, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended)).

Date Decision: 14.12.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03971/PDO
Location : Telecommunications Mast
Adjacent Ashburton Memorial Homes
Stroud Green Way
Croydon
CR0 7BD

Ward : Addiscombe East
Type: Observations on permitted development

Proposal : Proposed upgrade to the existing 15m High Hutchinson Engineering Jupiter Single Stack Pole.

Date Decision: 13.11.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/04043/CAT
Location : 160A Lower Addiscombe Road
Croydon
CR0 6AG

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

Proposal : T1: 2 metre crown reduction

Date Decision: 23.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04654/DISC
Location : 14 Ashburton Avenue
Croydon
CR0 7JE

Ward : Addiscombe East
Type: Discharge of Conditions

Proposal : Discharge of condition 2) Fire Safety to planning permission 23/01032/HSE, allowed under appeal APP/L5240/D/23/3324570: 'Retention of raised patio at rear. Erection of raised planter and raised privacy screen.'

Date Decision: 20.12.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 20/01049/FUL **Ward : Addiscombe West**
Location : Flat 3 Type: Full planning permission
47 Morland Road
Croydon
CR0 6HA

Proposal : Erection of hip to gable extension, rear dormer, with roof terrace and internal reconfiguration of extended top floor flat to create 1x2 Bedroom Flat

Date Decision: 15.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03154/HSE **Ward : Addiscombe West**
Location : 22 Hastings Road Type: Householder Application
Croydon
CR0 6PH

Proposal : Erection of single storey side/ rear infill extension.

Date Decision: 23.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03332/DISC **Ward : Addiscombe West**
Location : 51 Addiscombe Road Type: Discharge of Conditions
Croydon
CR0 6SB

Proposal : Discharge of Condition 3 (materials), 4 (cycle and refuse) and 5 (landscaping) attached to planning permission 21/03943/FUL for the Change of use from a single dwellinghouse to provide a House of Multiple Occupation (HMO) (Use Class Sui Generis), comprising 13 bedrooms with shared kitchen facilities, together with landscaping, changes to fenestration, designated refuse / recycling and cycle stores.

Date Decision: 20.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03340/NMA **Ward : Addiscombe West**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Citylink House
4 Addiscombe Road
Croydon
CR0 5TT
Type: Non-material amendment

Proposal : Non-material amendment to application 21/02912/FUL for demolition of existing building and redevelopment of the site to provide a part 14 storey and part 28 storey building with basement, comprising 498 co-living units and associated communal amenity spaces (Use Class Sui Generis), 84 residential units (Use Class C3), commercial space (Use Class E) and flexible commercial and community space (Use Class E/F1) at ground/mezzanine level, together with roof terraces and balconies, wheelchair accessible parking spaces, refuse and cycle storage and associated landscaping and public realm works including removal of subways. Works include stopping up of section of highway on Altyre Road and subway to No.1 Croydon, 12-16 Addiscombe Road under Section 247 of the Town and Country Planning Act 1990 (as amended)

Date Decision: 30.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03519/FUL
Location : 75 - 77 Morland Road
Croydon
CR0 6HA
Ward : **Addiscombe West**
Type: Full planning permission

Proposal : Change of use from large HMO (Sui Generis Use) to furnished holiday let accommodation (Sui Generis Use) with parking and associated works.

Date Decision: 23.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03605/LP
Location : 2 Vincent Road
Croydon
CR0 6ED
Ward : **Addiscombe West**
Type: LDC (Proposed) Operations edged

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Installation of 7no. Air Source Heat Pumps (ASHP) to serve 7no. new flats associated with the development approved under application reference: 18/05930/FUL.

The proposed Air Source Heat Pumps are required as part of the AD Part L requirements for the development to comply with Building Control.

The 7no. ASHP will be located to the rear of the property, enclosed within a 1.8m high close board fence. Access will be provided from the gated side access adjacent to 50 Morelands Avenue but falls within the application boundary.

The heat pump will be selected to ensure no noise disturbance will be caused.

Date Decision: 17.11.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	23/03612/FUL	Ward :	Addiscombe West
Location :	43 Cross Road Croydon CR0 6TE	Type:	Full planning permission

Proposal : Change of use of ground and first floor to form 2 x self-contained flats with associated external alterations, private amenity space, refuse and cycle storage.

Date Decision: 16.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. :	23/03633/LP	Ward :	Addiscombe West
Location :	30 Rymer Road Croydon CR0 6EE	Type:	LDC (Proposed) Operations edged

Proposal : Change of use of HMO (house in multiple occupation) (class C4 use) for the provision of care for 3 children and a team of support staff living together as a single household (class C2 use)

Date Decision: 07.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. :	23/03748/DISC	Ward :	Addiscombe West
Location :	Land R/o 24 - 28 Canning Road Croydon CR0 6QD	Type:	Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge Condition 3 (Materials) attached to Planning Permission ref. 20/05471/FUL for 'Erection of 4 x terraced dwellings with associated amenity space, waste and cycle stores'

Date Decision: 29.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03763/DISC
Location : 2 Vincent Road
Croydon
CR0 6ED

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (disposal of surface water) attached to permission 18/05930/FUL for 'Demolition of existing dwelling. Erection of 3 storey building comprising 7 flats with associated amenity space, refuse and cycle storage and other associated alterations.'

Date Decision: 23.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03874/LP
Location : 41 Meadvale Road
Croydon
CR0 6JZ

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

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

Date Decision: 08.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03876/DISC
Location : Peony Court
58 Addiscombe Road
Croydon
CR0 5PH

Ward : Addiscombe West
Type: Discharge of Conditions

Proposal : Discharge Conditions 3 (Materials) and 4 (Fire Safety Statement) attached to Planning Permission ref. 23/02312/FUL for 'Alterations to front, rear and side elevations at ground floor level involving infilling and forming of openings'

Date Decision: 08.12.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03905/FUL **Ward : Addiscombe West**
Location : 44 Brampton Road **Type: Full planning permission**
Croydon
CR0 6JN

Proposal : Erection of single storey rear extension.

Date Decision: 28.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04019/DISC **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Discharge of Conditions**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Proposal : Partial discharge of condition 3 (Landscaping) attached to planning permission 17/05046/FUL for the 'erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses' (amended by previous NMAs).

Date Decision: 12.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04020/NMA **Ward : Addiscombe West**
Location : Land Adjacent To East Croydon Station And **Type: Non-material amendment**
Land At Cherry Orchard Road, Cherry
Orchard Gardens, Billington Hill, Croydon.

Proposal : Non Material Amendment (relating to planning approval 17/05046/FUL) for the 'erection of two 25 storey towers (plus plant) and a single building ranging from 5 to 9 storeys (plus plant) to provide a total of 445 residential units, with flexible commercial, retail and community floorspace (A1/A2/A3/A4/B1a/D1/D2) at ground and first floor level of the two towers and associated amenity, play space, hard and soft landscaping, public realm, cycle parking and car parking with associated vehicle accesses' (as amended by previous NMA's) to align the boundary wall to match the existing Phase 1 boundary treatment; and to remove a small, planted strip, in relation to the north of Cherry Orchard Road along the interface with the public footpath.

Date Decision: 11.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04451/LP

Location : 14 Leslie Park Road
Croydon
CR0 6TN

Ward : Addiscombe West

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear outbuilding.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04452/LP

Location : 14 Leslie Park Road
Croydon
CR0 6TN

Ward : Addiscombe West

Type: LDC (Proposed) Operations
edged

Proposal : Demolition of the existing rear extension and construction of a new single storey rear extension.

Date Decision: 05.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01329/FUL

Location : 208B Melfort Road
Thornton Heath
CR7 7RQ

Ward : Bensham Manor

Type: Full planning permission

Proposal : Erection of front rooflights and rear dormer

Date Decision: 19.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00450/FUL

Location : 154 Frant Road
Thornton Heath
CR7 7JW

Ward : Bensham Manor

Type: Full planning permission

Proposal : Change of use from residential dwelling to HMO for up to 5 persons.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 17.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00798/FUL **Ward : Bensham Manor**
Location : 182 Frant Road **Type: Full planning permission**
Thornton Heath
CR7 7JW

Proposal : Proposed rear ground floor and rear roof extensions to facilitate the conversion of the building from a HMO to 3 flats, with other associated site alterations (plans amended with change to site redline boundary)

Date Decision: 05.12.23

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

Level: Delegated Business Meeting

Ref. No. : 23/03761/HSE **Ward : Bensham Manor**
Location : 201 Melfort Road **Type: Householder Application**
Thornton Heath
CR7 7RU

Proposal : Erection of single storey rear extension and steps to the garden.

Date Decision: 11.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04024/LP **Ward : Bensham Manor**
Location : 12 Bridport Road **Type: LDC (Proposed) Operations**
Thornton Heath **edged**
CR7 7QG

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

Date Decision: 18.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04034/LP **Ward : Bensham Manor**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 9 Woodland Road
Thornton Heath
CR7 7LP
Type: LDC (Proposed) Operations
edged

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

Date Decision: 07.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04260/GPDO
Location : 12 Bensham Close
Thornton Heath
CR7 7AH
Ward : **Bensham Manor**
Type: Prior Appvl - Class A Larger
House Extns

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

Date Decision: 20.12.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/04265/LP
Location : 7 Goodman Crescent
Croydon
CR0 2ND
Ward : **Bensham Manor**
Type: LDC (Proposed) Operations
edged

Proposal : Use of existing dwellinghouse (class C3a use) as a children's care home (class C3b use) for 2 young people and 4 staff

Date Decision: 27.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00630/CONR
Location : 6 Dartmouth House
Elmwood Road
Croydon
CR0 2SL
Ward : **Broad Green**
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Variation of conditions 1 (approved plans) and 5 (cycle storage) attached to planning permission 18/00250/FUL for refurbishment and improvement works to the existing high and low rise residential blocks on the estate, including provision of storage areas, landscaping (with new play area) and car parking. The amendments relate to: the cycle storage unit.

Date Decision: 21.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00924/DISC

Ward : **Broad Green**

Location : Morris House
2 Bensham Lane
Croydon
CR0 2RQ

Type: Discharge of Conditions

Proposal : Part discharge of conditions 15 and 16 (fire safety) attached to planning permission 21/00493/FUL (Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking).

Date Decision: 07.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02763/FUL

Ward : **Broad Green**

Location : 20 Sumner Road
Croydon
CR0 3LG

Type: Full planning permission

Proposal : Retrospective approval for change of use from a single dwellinghouse (Use Class C3) to a five unit HMO (C4) with a maximum capacity of 5 occupants

Date Decision: 11.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03524/DISC

Ward : **Broad Green**

Location : Development Site Former Site Of Barnacle
Works
Bensham Lane
Croydon
CR0 2RQ

Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

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

Date Decision: 15.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03677/HSE
Location : 11 Farquharson Road
Croydon
CR0 2UH
Ward : **Broad Green**
Type: Householder Application

Proposal : Extension of basement and erection of a single storey rear extension

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03702/PA8
Location : 78 Purley Way
Croydon
CR0 3JP
Ward : **Broad Green**
Type: Telecommunications Code
System operator

Proposal : Installation of a telecommunications base station comprising 1no. 20m monopole, 6no. antennas, 2no. dishes, 1no. cabinet, 2no. racks, 1no. meter cabinet and 1no. GPS module with ancillary development thereto

Date Decision: 23.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03747/DISC
Location : Zodiac House
161 - 165 London Road
Croydon
CR0 2RJ
Ward : **Broad Green**
Type: Discharge of Conditions

Proposal : Discharge of conditions 8 (noise assessment) of planning permission 22/02573/FUL for the part change of use from office (E(g)) and nightclub (sui generis) to residential (C3) to create 5no. apartments, and the demolition of external structures, formation of entrance ramp and stairs, alterations to elevations and associated works, approved 25.10.2022.

Date Decision: 14.11.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03822/GPDO **Ward : Broad Green**
Location : 244-244A Mitcham Road **Type: Prior Appvl - Class M A1/A2 to dwelling**
Croydon
CR0 3JN

Proposal : Change of use from Betting Office (Use Class Sui Generis) to 1-bed residential flat (Use Class C) under Schedule 2, Part 3, Class M of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021

Date Decision: 20.12.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03868/LP **Ward : Broad Green**
Location : 19 Rosedene Avenue **Type: LDC (Proposed) Use edged**
Croydon
CR0 3DN

Proposal : Use of existing dwellinghouse (Use Class C3a) as residential childrens home (Use Class C2) for a maximum of 2 resident children receiving care aged 5-17 from 2 non-resident staff/carers

Date Decision: 19.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04011/HSE **Ward : Broad Green**
Location : 100 Kelvin Gardens **Type: Householder Application**
Croydon
CR0 4UR

Proposal : Construction of two storey side extension

Date Decision: 28.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04065/LP **Ward : Broad Green**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 8 Fairholme Road
Croydon
CR0 3PD
Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear of main and outrigger roof slopes (with installation of a rooflight at the new flat roof at staircase area) and removal of rear chimney

Date Decision: 29.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04089/LP
Location : 92 Priory Road
Croydon
CR0 3QY
Ward : **Broad Green**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of outbuilding with flat roof and incorporated rooflight

Date Decision: 29.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04143/NMA
Location : Zodiac House
161 -165 London Road
Croydon
CR0 2RJ
Ward : **Broad Green**
Type: Non-material amendment

Proposal : Non-material amendment to prior approval application 20/04014/GPDO for Proposed Change Of Use of Part of the Existing Building from Offices (Use Class B1(A)) to 76 Dwelling houses (Use Class C3): condition 4 - provision of blue badge spaces.

20/04014/GPDO has previously been amended through applications 21/01093/NMA and 22/02642/NMA to reduce the total number of proposed residential units to 68no.

Date Decision: 11.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04208/FUL
Location : 79 Nova Road
Croydon
CR0 2TN
Ward : **Broad Green**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Change of use from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation for up to 6 people (Use Class C4) [Retrospective].

Date Decision: 28.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04485/NMA

Ward : **Broad Green**

Location : 56 - 58 Factory Lane
Croydon
CR0 3RL

Type: Non-material amendment

Proposal : Non-material amendment (alterations to footpath, entrance, elevations and rooflight/solar panels layout) linked 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: 22.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 22/00278/FUL

Ward : **Crystal Palace And Upper Norwood**

Location : 147 Central Hill And Site Adjoining 39
Hermitage Road
Upper Norwood
London
SE19 1RS
Upper Norwood
London
SE19 1RS

Type: Full planning permission

Proposal : Erection of a three storey terrace of 8 homes with access from Hermitage Road on a present area of woodland, the proposed 'gifting' of land around the new housing site to the Council, the construction of a themed visitor centre within the Virgo Fidelis site and the planting of trees and shrubs within the Virgo Fidelis site. Other associated alterations.

Date Decision: 15.11.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 22/04628/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 135 Central Hill
Upper Norwood
London
SE19 1BY
Type: Full planning permission

Proposal : Hard surfacing of front garden for parking with concrete foundation/paveblocks and creation of vehicular access (Amended Description)

Date Decision: 08.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/00519/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 12 Westow Street
Upper Norwood
London
SE19 3AH
Type: Full planning permission

Proposal : Replacement of windows on first and second floor.

Date Decision: 20.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01577/HSE **Ward : Crystal Palace And Upper Norwood**

Location : 3 Grange Hill
South Norwood
London
SE25 6SX
Type: Householder Application

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

Date Decision: 08.12.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/02183/FUL **Ward : Crystal Palace And Upper Norwood**

Location : 57A Queen Mary Road
Upper Norwood
London
SE19 3NN Type: Full planning permission

Proposal : Alterations, erection of raised terrace and external steps to rear garden (retrospective)

Date Decision: 19.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02404/CONR **Ward : Crystal Palace And Upper Norwood**

Location : 58 - 60 Westow Hill
Upper Norwood
London
SE19 1RX Type: Removal of Condition

Proposal : Variation of Condition 6 (seating, tables and similar furniture in the side passage) and Condition 10 (hours of operation) attached to permission 18/06058/FUL for 'Alterations and use of ground floor for A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Uses, installation of new shopfront and awning, erection of extractor fan at rear, erection of gate in side access and provision of landscaping features, provision of associated refuse storage to rear.'

Date Decision: 19.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02485/FUL **Ward : Crystal Palace And Upper Norwood**

Location : The Jennings, 63 Beulah Hill
Upper Norwood
London
SE19 3EB Type: Full planning permission

Proposal : Demolition of side extension and the erection of 2no. 4-bed semi-detached properties on the land to the rear of number 63 Beulah Hill with a new private access road and associated hard landscaping.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02903/LP

Ward : Crystal Palace And Upper Norwood

Location : 26 Orleans Road
Upper Norwood
London
SE19 3TA

Type: LDC (Proposed) Operations edged

Proposal : Erection of L-shaped dormer, installation of a rooflight and removal of chimney.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03120/HSE

Ward : Crystal Palace And Upper Norwood

Location : 5 Ovet Close
Upper Norwood
London
SE19 3RX

Type: Householder Application

Proposal : Alterations to fenestrations including installation of triple glazed windows, altered structural openings and two rooflights on the rear roofslope.

Date Decision: 12.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03224/HSE

Ward : Crystal Palace And Upper Norwood

Location : 202-204 Beulah Hill
Upper Norwood
London
SE19 3UX

Type: Householder Application

Proposal : Erection of two (2) single-storey rear and side extensions with raised terraces

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 16.11.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03328/CONR

Ward : **Crystal Palace And Upper Norwood**

Location : 6 Westow Hill
Upper Norwood
London
SE19 1RX

Type: Removal of Condition

Proposal : Variation of condition 8 (hours of operation) of planning permission ref: 20/02725/FUL (Change of Use of the ground floor and basement from a betting shop (sui generis) to an Adult Gaming Centre (sui generis) with external alterations and associated works).

Date Decision: 08.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03609/DISC

Ward : **Crystal Palace And Upper Norwood**

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (bins and cycle storage) on application 19/02677/FUL for the Demolition of the existing single storey garages and the erection of 6 3-storey residential dwellings, comprising 3 x 3 bedroom and 3 x 4 bedroom dwellinghouses and associated vehicular access, parking, and landscaping at:

Date Decision: 16.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03627/HSE

Ward : **Crystal Palace And Upper Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 4 Carberry Road
Upper Norwood
London
SE19 3RU
Type: Householder Application

Proposal : Alterations of materials of front elevation windows.

Date Decision: 08.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03878/GPDO
Ward : **Crystal Palace And Upper Norwood**

Location : 5 Woodfield Close
Upper Norwood
London
SE19 3EN
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 8 metres with a maximum height of 3 metres

Date Decision: 24.11.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03899/HSE
Ward : **Crystal Palace And Upper Norwood**

Location : 15 Kingslyn Crescent
Upper Norwood
London
SE19 3DG
Type: Householder Application

Proposal : Erection of two storey side and single storey rear extension, reconfiguration of roof including raising the ridge height, erection of two dormers into front roof slope and five rooflights into the rear roofslope.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03902/HSE
Ward : **Crystal Palace And Upper**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 8 Forsyte Crescent
Upper Norwood
London
SE19 2QN

Type: **Norwood**
Householder Application

Proposal : Erection of single storey rear extension. Erection of two storey side/ rear extension.
Conversion of garage door into window.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03904/LP

Location : 8 Forsyte Crescent
Upper Norwood
London
SE19 2QN

Ward : **Crystal Palace And Upper Norwood**

Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension. Erection of hip to gable and rear dormer.
Installation of 2x front rooflights.

Date Decision: 28.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03915/TRE

Location : Whiteoak House
The Woodlands
Upper Norwood
London
SE19 3EU

Ward : **Crystal Palace And Upper Norwood**

Type: Consent for works to protected trees

Proposal : G4 Sycamore - Fell
T11 Sycamore - Fell
T12 Sycamore - Fell
T13 Sycamore - Fell
T15 Sycamore - Fell
T21 Sycamore - Fell
T23 Sycamore - Fell
(TPO 28, 1987)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 15.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03973/CAT **Ward : Crystal Palace And Upper Norwood**

Location : 203 Church Road
Upper Norwood
London
SE19 2PS
Type: Works to Trees in a Conservation Area

Proposal : T1 Lime - Fell

Date Decision: 15.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03985/DISC **Ward : Crystal Palace And Upper Norwood**

Location : Land Between 137-181 Church Road
Upper Norwood
London
SE19 2PR
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 (boundary treatments) attached to planning permission 17/03010/FUL for Erection of part single/two storey building comprising 2 two bedroom flats, provision of associated cycle and refuse storage and landscaping

Date Decision: 12.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03986/DISC **Ward : Crystal Palace And Upper Norwood**

Location : Land Between 137-181 Church Road
Upper Norwood
London
SE19 2PR
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (bin and bike storage) attached to planning permission 17/03010/FUL for Erection of part single/two storey building comprising 2 two bedroom flats, provision of associated cycle and refuse storage and landscaping

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 12.12.23

Approved

Level: Delegated Business Meeting

Ref. No. :	23/04063/CAT	Ward :	Crystal Palace And Upper Norwood
Location :	121 Auckland Road Upper Norwood London SE19 2DT	Type:	Works to Trees in a Conservation Area
Proposal :	1, Birch - To reduce back to previous pruning points. 2, Ash - To re-pollard. 3, Ash - To re-pollard. 4, Cypress - To reduce to 5m high. 5, Cherry - To fell to a 2m habitat pole.		

Date Decision: 23.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. :	23/04066/DISC	Ward :	Crystal Palace And Upper Norwood
Location :	117 Church Road Upper Norwood London SE19 2PR	Type:	Discharge of Conditions
Proposal :	Discharge of condition 3 (external materials) attached to planning permission ref. 22/03912/HSE (and listed building consent ref. 22/03913/LBC) for erection of outbuilding in rear garden		

Date Decision: 07.12.23

Approved

Level: Delegated Business Meeting

Ref. No. :	23/04081/DISC	Ward :	Crystal Palace And Upper Norwood
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Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 57A Bedwardine Road
Upper Norwood
London
SE19 3AS

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

Proposal : T1 - Lime Tree - Pollard to previous points.

Date Decision: 01.12.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04349/CAT

Location : 62A Harold Road
Upper Norwood
London
SE19 3SW

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

Proposal : H1 Aucuba - Fell and treat stump with eco plugs (broadleaved)
T2 Apple - Fell and treat stump with eco plugs (broadleaved)

Date Decision: 18.12.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04350/CAT

Location : 60A Harold Road
Upper Norwood
London
SE19 3SW

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

Proposal : T1 Ash (Common) - Fell and treat stump with eco plugs (broadleaved)

Date Decision: 18.12.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04390/TRE

Ward : Crystal Palace And Upper Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 8 Southholme Close
Upper Norwood
London
SE19 2QU
Type: Consent for works to protected trees

Proposal : T1 Sycamore: 8m Crown Lift and 2 metre crown reduction.
(TPO 06, 1974)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04415/TR5
Ward : **Crystal Palace And Upper Norwood**
Location : LAND AT CORNER OF BEULAH HILL AND HERMITAGE ROAD,
LONDON, SE19 3UU
Type: 5 Day Notification to Remove TPO(s)

Proposal : T1 Hornbeam Fell.
(TPO no. 28, 2005)

Date Decision: 24.11.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/04505/PDO
Ward : **Crystal Palace And Upper Norwood**
Location : Telecommunication Mast Rear Of 9
Central Hill
Upper Norwood
London
SE19 1BG
Type: Observations on permitted development

Proposal : The removal and replacement of 6no. antennas with 6no. new antennas alongside ancillary works both to the tower and base.

Date Decision: 11.12.23

No Objection

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04553/LP **Ward : Crystal Palace And Upper Norwood**

Location : 22 Church Road Type: LDC (Proposed) Use edged
Upper Norwood
London
SE19 2ET

Proposal : Change of use from Use Class E (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public to Use Class E (e) for the provision of medical or health services, principally to visiting members of the public for medical consultations and minor treatments, related to cosmetic dermatology.

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00659/DISC **Ward : Coulsdon Town**

Location : Kingsview Court Type: Discharge of Conditions
2A Julien Road
Coulsdon

Proposal : Discharge of Condition 16 (Visibility Zones) attached to planning permission ref. 20/02404/CONR for the variation of Condition 2 (Approved Drawings) of planning permission 20/00040/FUL dated 15/04/2020 for "Erection of a part two; part three storey building comprising 8 self-contained flats (3x1 bed, 3x2 bed and 2x3 bed) including excavation of basement level for vehicular parking and cycle storage; hard and soft landscaping; amenity/communal and play space; refuse provision; boundary treatment; alterations to land levels; internal lift and formation of vehicular crossover along Woodmansterne Road." The variation seeks a single storey extension to the building (flat 3) with a green roof and replacement side (north) window with a door.

Date Decision: 08.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02233/FUL **Ward : Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 1 Reddown Road
Coulsdon
CR5 1AN
Type: Full planning permission

Proposal : Alterations and conversion to form 6 units, including enlargement of basement, two-storey and first floor side extensions and gable extension in front roof slope, alterations to vehicular access, provision of associated car and cycle parking, bin store and other associated works.

Date Decision: 28.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02627/FUL
Location : 344 Chipstead Valley Road
Coulsdon
CR5 3BF
Ward : **Coulsdon Town**
Type: Full planning permission

Proposal : Conversion of existing detached dwelling (including replacement of rear extensions) to form a pair of three bedroom semi-detached dwellings, together with associated garden space, refuse and recycling storage and car parking.

Date Decision: 28.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03102/HSE
Location : 66 Reddown Road
Coulsdon
CR5 1AX
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Demolition of existing rear addition and Erection of single storey rear extension, Alterations

Date Decision: 13.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03463/HSE
Location : 7 Ridgemount Avenue
Coulsdon
CR5 3AR
Ward : **Coulsdon Town**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Alterations. Erection of a part single storey, part two storey front/side/rear extension.
Formation of granny annexe at ground floor level.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03492/DISC

Ward : Coulsdon Town

Location : Holland Court
15 Woodplace Lane
Coulsdon
CR5 1NE

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (materials), 5 (landscaping, boundary treatment and SuDS), 6 (cycle and refuse storage), and 8 (carbon reductions) attached to planning permission ref. 21/04218/FUL for erection of two storey five bedroom detached dwelling, with loft conversion and associated garage, vehicular access, parking and refuse storage.

Date Decision: 13.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03547/GPDO

Ward : Coulsdon Town

Location : 68 Bramley Avenue
Coulsdon
CR5 2DQ

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Existing extension to be demolished. Erection of a new 6m rear extension and partial 3m rear extension with a flat roof and skylights, with a maximum overall height of 3 metres

Date Decision: 12.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03603/HSE

Ward : Coulsdon Town

Location : 100 Downs Road
Coulsdon
CR5 1AF

Type: Householder Application

Proposal : Demolition of existing front boundary wall and erection of new front boundary wall.
Erection of dropped kerb and new electronic sliding gate (Retrospective application)

Date Decision: 21.11.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03620/HSE
Location : 31 The Grove
Coulsdon
CR5 2BH

Ward : Coulsdon Town
Type: Householder Application

Proposal : Demolition of existing single storey side extension and erection of single storey side/rear extension.
Extension and alteration to existing front porch. Alterations include land level changes.

Date Decision: 17.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03645/FUL
Location : 10A The Drive
Coulsdon
CR5 2BL

Ward : Coulsdon Town
Type: Full planning permission

Proposal : Demolition of existing dwellinghouse and ancillary structures and erection of a 3/4 storey building, including basement area and accommodation in the roof space to provide 6 self-contained flats (comprising 4 x two-bedroom and 2 x three-bedroom), provision of 4 parking spaces, private amenity space and landscaping including retaining walls.

Date Decision: 30.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03693/ADV
Location : 12-16 Chipstead Valley Road
Coulsdon
CR5 2RA

Ward : Coulsdon Town
Type: Consent to display advertisements

Proposal : Installation of new signage - 2 x Fascias illuminated, 1 x Pictorial sign illuminated, 1 x Amenity signs, 1 x Illuminated menu case, 1 x new lantern

Date Decision: 23.11.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03744/HSE

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 88 Woodcote Grove Road
Coulsdon
CR5 2AE
Type: Householder Application

Proposal : Erection of a first floor side extension, single storey rear extension and single storey side extension including conversion of the existing garage to a habitable room and raised patio to the rear.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03789/HSE
Location : 132 St Andrews Road
Coulsdon
CR5 3HE
Ward : Coulsdon Town
Type: Householder Application

Proposal : Proposed single storey rear/side/front extension, first floor rear and side extension, loft conversion and rear/side dormer and internal alterations. Alterations to rear to form patio.

Date Decision: 21.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03857/DISC
Location : 27A The Grove
Coulsdon
CR5 2BH
Ward : Coulsdon Town
Type: Discharge of Conditions

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

Date Decision: 07.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03954/HSE
Location : 13 Wilhelmina Avenue
Coulsdon
CR5 1NL
Ward : Coulsdon Town
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of single storey side/rear extension. Alterations include land level changes.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03955/LP

Ward : Coulsdon Town

Location : 7 Chelwood Close
Coulsdon
CR5 3EY

Type: LDC (Proposed) Use edged

Proposal : To station a mobile home within the curtilage of the dwelling.

Date Decision: 23.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04001/TRE

Ward : Coulsdon Town

Location : 24A Portnalls Road
Coulsdon
CR5 3DE

Type: Consent for works to protected trees

Proposal : T1, Beech - To crown raise to 4m. Repeat pruning.
T2, Ash Leaved maple - To crown reduce to previous reduction points.
(TPO no. 18, 1978)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04012/LP

Ward : Coulsdon Town

Location : 11 Woodlands Grove
Coulsdon
CR5 3AN

Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension. Erection of rear dormer roof extension.
Installation of 2x rooflights to front roof slope. Formation of hardstanding to rear of site.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04035/DISC

Ward : Coulsdon Town

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 27A And 29 The Grove
Coulsdon
CR5 2BH
Type: Discharge of Conditions

Proposal : Discharge Condition 9 (Enhanced Sound Insulation) 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: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04037/DISC
Location : 27A And 29 The Grove
Coulsdon
CR5 2BH
Ward : **Coulsdon Town**
Type: Discharge of Conditions

Proposal : Discharge Condition 10 (Electric Vehicle Charging Points) 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: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04060/DISC
Location : 27A And 29 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: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04069/HSE
Ward : **Coulsdon Town**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 32 Bramley Avenue
Coulsdon
CR5 2DP
Type: Householder Application

Proposal : Alterations. Erection of a two-storey side/front/rear extension. Erection of a single storey rear extension. Insertion of new first floor window on the rear elevation.

Date Decision: 21.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04137/DISC
Location : 27A And 29 The Grove
Coulsdon
CR5 2BH
Ward : **Coulsdon Town**
Type: Discharge of Conditions

Proposal : Discharge Condition 13 (Lighting) 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: 22.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04186/HSE
Location : 70 Reddown Road
Coulsdon
CR5 1AL
Ward : **Coulsdon Town**
Type: Householder Application

Proposal : Proposed first floor side and rear extension and ground floor single storey rear extension.

Date Decision: 28.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04240/LP
Location : 35 Nutfield Road
Coulsdon
CR5 3JP
Ward : **Coulsdon Town**
Type: LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear conservatory.

Date Decision: 28.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04394/TRE **Ward : Coulsdon Town**
Location : 1 Crawford Crescent Type: Consent for works to protected
Coulsdon trees
Croydon
CR5 3GL
Proposal : T1 - Cherry Reduce length of all branches by up to 1-1.5 metres
(TPO 25, 1993)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04549/LP **Ward : Coulsdon Town**
Location : 113 Fairdene Road Type: LDC (Proposed) Operations
Coulsdon edged
CR5 1RH

Proposal : Garage conversion, including replacing garage door with window and bricking up side door.

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/04943/FUL **Ward : Fairfield**
Location : 128-130 Church Street Type: Full planning permission
Croydon
CR0 1RF

Proposal : Change of use of ground floor office (Use Class E) to dwellinghouse (Use Class C3) to create 2no flats, including cycle storage, refuse and outdoor amenity space with associated works

Date Decision: 08.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/01797/FUL **Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Kiosk Corner Of Dingwall Road Type: Full planning permission
George Street
Croydon
CR0 1LD

Proposal : Erection of single storey extension to the barbershop kiosk

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02052/FUL Ward : **Fairfield**
Location : 77 Wellesley Road Type: Full planning permission
Croydon
CR0 2AJ

Proposal : Two storey rear extension, to accommodate 2no. additional self-contained residential units. Internal re-arrangement of the existing ground and lower ground floor existing dwellings.

Date Decision: 20.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02053/FUL Ward : **Fairfield**
Location : 79A Wellesley Road Type: Full planning permission
Croydon
CR0 2AJ

Proposal : Two storey rear extension, to accommodate 2no. additional self-contained residential units. Internal re-arrangement of the existing ground and lower ground floor existing dwellings.

Date Decision: 20.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02723/FUL Ward : **Fairfield**
Location : Land Adjacent To Croydon College Type: Full planning permission
College Road
Croydon, CR0 1PF

Proposal : Provision of a bridge link to development under planning permission 21/03856/CONR

Date Decision: 20.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/02788/FUL
Location : 75 George Street
Croydon
CR0 1LD
Ward : **Fairfield**
Type: Full planning permission

Proposal : Alterations to shopfront facade and 1 no. projecting sign

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03197/FUL
Location : 19 Church Street
Croydon
CR0 1RH
Ward : **Fairfield**
Type: Full planning permission

Proposal : Proposed mansard roof upward extension with dormers for a 1-bed flat. Change of use of the first floor from Class E (retail) to C3 (residential) to create a 1-bed flat with associated refuse and cycle storage. Change of shopfront.

Date Decision: 18.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03261/HSE
Location : 55 Wandle Road
Croydon
CR0 1DX
Ward : **Fairfield**
Type: Householder Application

Proposal : Erection of single storey side/rear wraparound extension. Alterations to fenestrations.

Date Decision: 29.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03273/NMA
Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Land Adjacent To Croydon College Type: Non-material amendment
College Road
Croydon, CR0 1PF

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

Date Decision: 19.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03285/HSE **Ward : Fairfield**
Location : 3 Old Town Type: Householder Application
Croydon
CR0 1AU

Proposal : Demolition of existing rear extension and erection of a single storey rear & side infill extensions. Relocation of the front door.

Date Decision: 20.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03476/NMA **Ward : Fairfield**
Location : Land Adjacent To Croydon College Type: Non-material amendment
College Road
Croydon, CR0 1PF

Proposal : Non-material amendment (changes to condition 12, 15 and 28- triggers) to application 21/03856/CONR for Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works

Date Decision: 19.12.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03477/DISC **Ward : Fairfield**
Location : Land Adjacent To Croydon College **Type: Discharge of Conditions**
College Road
Croydon, CR0 1PF

Proposal : Discharges of condition 12, (soft landscaping), 15 (hard and soft landscaping) and 28 (biodiversity enhancements) attached to planning permission 21/03856/CONR for the Variation of conditions 2 (approved plans) and 38 (parking facilities) imposed upon planning permission 19/04987/FUL (for redevelopment of the site to provide a part 49 storey and part 34 storey building with basements, comprising 817 co-living units (Use Class Sui Generis) within Tower A and 120 residential units (Use Class C3) within Tower B, a cafe (Use Class A3), community use (Use Class D1), associated communal facilities for co-living residents, amenity spaces, cycle parking, disabled parking spaces, refuse and cycle storage and associated landscaping and public realm works)

Date Decision: 19.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03734/ADV **Ward : Fairfield**
Location : 6-44 Station Road And Queens Hall Car **Type: Consent to display**
Park, Poplar Walk, Croydon (St Michael's **advertisements**
Square)

Proposal : Display of two internally illuminated fascia signs to the south elevations of Block A and Block B affixed to the canopy above the residential entrances.

Date Decision: 20.11.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03788/DISC **Ward : Fairfield**
Location : 252 High Street **Type: Discharge of Conditions**
Croydon
CR0 1PG

Proposal : Discharge of Condition 3 (Cycle and Refuse Storage) attached to permission 23/03085/GPDO for Change of use from Office (within Use Class E) to Residential (within Use Class C3) to comprise of 13 residential units with associated cycle and refuse storage

Date Decision: 24.11.23

Approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03794/FUL
Location : 53 - 55 North End
Croydon
CR0 1TG

Ward : Fairfield
Type: Full planning permission

Proposal : Alteration to windows and doors on rear elevation; installation of rooflights; and associated works.

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03811/FUL
Location : 252 High Street
Croydon
CR0 1PG

Ward : Fairfield
Type: Full planning permission

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. (Resubmission).

Date Decision: 05.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03884/ADV
Location : 75 George Street
Croydon
CR0 1LD

Ward : Fairfield
Type: Consent to display advertisements

Proposal : Installation of 1 x projecting sign and fascia sign

Date Decision: 01.12.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03913/DISC
Location : Land Adjacent To College Road
Croydon
CR0 1PF

Ward : Fairfield
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge of Condition 48 (energy) 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: 08.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03950/LP

Location : Premier House
14C Sydenham Road
Croydon
CR0 2EZ

Ward : Fairfield

Type: LDC (Proposed) Operations
edged

Proposal : Recladding of the building

Date Decision: 22.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03952/PDO

Location : Holiday Inn Express
1 Priddy's Yard
Croydon
CR0 1TS

Ward : Fairfield

Type: Observations on permitted
development

Proposal : Proposed upgrade to the existing rooftop telecommunication equipment

Date Decision: 01.12.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/03966/FUL

Location : 139A North End
Croydon
CR0 1TN

Ward : Fairfield

Type: Full planning permission

Proposal : Installation of security mesh fence and gate to the rear

Date Decision: 08.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03980/ADV
Location : 14 - 26 High Street
Croydon
CR0 1GT

Ward : **Fairfield**
Type: Consent to display advertisements

Proposal : 2 nos. illuminated sign: Individual built up letter face lit with internal LED illumination.

Date Decision: 22.12.23

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03981/LP
Location : Corinthian House
17 Lansdowne Road
Croydon
CR0 2BX

Ward : **Fairfield**
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear extension

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03982/LP
Location : Corinthian House
17 Lansdowne Road
Croydon
CR0 2BX

Ward : **Fairfield**
Type: LDC (Proposed) Operations edged

Proposal : Erection of brick wall enclosure for bin store

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03983/LP

Ward : **Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Corinthian House
17 Lansdowne Road
Croydon
CR0 2BX
Type: LDC (Proposed) Operations
edged

Proposal : Erection of fencing to create bike store enclosure

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03997/FUL
Location : 128A Church Street
Croydon
CR0 1RF
Ward : **Fairfield**
Type: Full planning permission

Proposal : Replace existing windows and reinstate one blocked window.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04176/FUL
Location : 30-32 South End
Croydon
CR0 1DN
Ward : **Fairfield**
Type: Full planning permission

Proposal : Alterations and erection of a part second / third floor roof extension and conversion to form four self-contained flats. Provision of associated amenity areas, cycle and refuse stores.

Date Decision: 20.12.23

Withdrawn application

Level: Planning Committee

Ref. No. : 23/04231/DISC
Location : 254 High Street
Croydon
CR0 1NF
Ward : **Fairfield**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (refuse/recycling store/waste management) attached to prior approval ref. 23/00287/GPDO for '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'

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 28.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04338/PAD

Ward : Fairfield

Location : Citiscape, 32-44 Keeley Road And 31-57
Drummond Road,
Croydon
CR0 1TW

Type: Determination prior approval
demolition

Proposal : Prior Approval Notification for the demolition of buildings and all existing structures at 32-44 Keeley Road and 31-57 Drummond Road, Croydon, CR0 1TH.

Date Decision: 17.12.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/02438/HSE

Ward : Kenley

Location : 46 Park Road
Kenley
CR8 5AR

Type: Householder Application

Proposal : Erection of two storey front and side extension together with single storey rear extension and changes to fenestration and roof plan. Alterations to boundary, front gates and new vehicle access.

Date Decision: 15.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03349/TRE

Ward : Kenley

Location : Fairlane
Bywood Close
Kenley
CR8 5LS

Type: Consent for works to protected
trees

Proposal : Ash (T2) - Fell
(TPO No. 55, 2009)

Date Decision: 01.12.23

Consent Refused (Tree application)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03769/FUL **Ward : Kenley**
 Location : 15 & R/O 17 Wattendon Road **Type: Full planning permission**
 Kenley
 CR8 5LW

Proposal : Partial demolition of integrated garages and extensions at 15 Wattendon Road.
 Construction of 4 pairs of semi-detached houses (total 8) in rear gardens and land of 15
 & 17 Wattendon Road with associated access, parking & landscape.

Date Decision: 30.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03838/TRE **Ward : Kenley**
 Location : 2 Densham Drive **Type: Consent for works to protected**
 Purley **trees**
 CR8 2XG

Proposal : T24, T25, T26, G2 - Western Red Cedar: 2 metre lateral reduction, 1 metre crown lift
 measured from road.
 (TPO 83, 2009)

Date Decision: 15.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03916/TRE **Ward : Kenley**
 Location : 6A Welcomes Road **Type: Consent for works to protected**
 Kenley **trees**
 CR8 5HD

Proposal : 2x Corsican Pines: Reduce over extended limbs at high risk of failure by 2metres.
 (TPO 11, 2006)

Date Decision: 15.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03922/TRE **Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 78 Welcomes Road
Kenley
CR8 5HE
Type: Consent for works to protected trees

Proposal : 2 x sycamores (T2 & T3): Reduce heights by 2m, reduce lateral branches by no more than 2m. All pruning to previous pruning points or suitable secondary growth, retaining naturally balanced canopies and shortened furnishing growth. Crown clean by removing any heavily squirrel damaged branches.
(TPO NO. 66, 2008)

Date Decision: 18.12.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/03949/HSE
Location : 81 Kenmore Road
Kenley
CR8 5NW
Ward : Kenley
Type: Householder Application

Proposal : Erection of roof extension with raising of the ridge line by 600mm and erection of 3no. side and rear dormer windows and 1no. rooflight to front roofslope.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03963/TRE
Location : 8 Pondfield Road
Kenley
CR8 5JX
Ward : Kenley
Type: Consent for works to protected trees

Proposal : T1 Oak: Crown Clean, 4m crown raise measured from ground level.
(TPO 22, 1970)

Date Decision: 23.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03964/TRE
Location : 17 Beckett Avenue
Kenley
CR8 5LT
Ward : Kenley
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : T7 1x Dead Silver Birch - Fell (EXEMPT WORKS)
T8 1x Sycamore on southern boundary - Crown Reduction - Reducing the height and spread of the tree by up to 3 metres.
(TPO 12, 2004)

Date Decision: 23.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03972/HSE
Location : 68 Valley Road
Kenley
CR8 5BU

Ward : **Kenley**
Type: Householder Application

Proposal : Retrospective application for off street parking spaces for raised driveway to the front elevation of the dwelling with drop kerb to roadway.

Date Decision: 11.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04008/HSE
Location : 2 Cadogan Place
Kenley
CR8 5PD

Ward : **Kenley**
Type: Householder Application

Proposal : Proposed new vehicular access including landscaping to front

Date Decision: 15.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04036/HSE
Location : 100 Haydn Avenue
Purley
CR8 4AF

Ward : **Kenley**
Type: Householder Application

Proposal : Demolition of existing extensions and raised patio; Erection of single/two storey, side/rear extensions; Lower ground floor extension; Internal alterations; Replacement raised patio area and associated privacy screens.

Date Decision: 11.12.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/04039/DISC
Location : 16 - 18 Park Road
Kenley
CR8 5AP
Ward : Kenley
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Construction Logistics Plan) and 4 (Badgers) pursuant to permission 19/06039/FUL dated 03.02.2023 for 'Two storey rear extension to 16-18 Park Road and conversion of building into 4 flats. Erection of two pairs of semi-detached houses and one detached house (9 residential units in total). Creation of new vehicular access, provision of parking bays, cycle and bin storage and associated landscaping.'

Date Decision: 13.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04072/TRE
Location : 5 Beechcroft Avenue
Kenley
CR8 5JZ
Ward : Kenley
Type: Consent for works to protected trees

Proposal : Cyprus tree - 2 metre crown reduction
Yew tree - 2 metre crown reductionby
(TPO 55, 2008)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04085/LP
Location : 168 Old Lodge Lane
Purley
CR8 4AL
Ward : Kenley
Type: LDC (Proposed) Use edged

Proposal : Use of existing dwelling as a care home within class C3(b).

Date Decision: 11.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04096/HSE
Ward : Kenley

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 31 Mosslea Road
Whyteleafe
CR3 0DR
Type: Householder Application

Proposal : Alterations including the erection of a part single, part two storey side and rear extension, single storey rear extension and extension at lower ground floor level set into existing grass bank, with terrace above and associated screening.

Date Decision: 08.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04153/FUL
Location : Highfield Lodge
90A Higher Drive
Purley
CR8 2HJ
Ward : **Kenley**
Type: Full planning permission

Proposal : Change of use from 9 x 3 bedroom dwellings (Class C3) to 9 x 3 bedroom HMO's (Class C4) with associated internal alterations.

Date Decision: 22.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04154/TRE
Location : 22 Pondfield Road
Kenley
CR8 5JX
Ward : **Kenley**
Type: Consent for works to protected trees

Proposal : 2, Ash - To re-pollard.
3, Dead Ash - To Fell.
4, Ash - To reduce crown by 2m and shape.
5, Ash - To re-pollard.
6, Sycamore - To crown reduce to previous reduction points.
7, Multi Stem Ash - To crown reduce by 2 -3m and balance.
8, Ash - To crown reduce by 2 -3m and balance.
9, Ash - To remove lowest limb above the Viburnum.
(TPO no. 22, 1970)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04180/LP
Location : 12 Wattendon Road
Kenley
CR8 5LU
Ward : Kenley
Type: LDC (Proposed) Operations
edged

Proposal : Erection of hip to gable roof extensions and rear dormer, including three rooflights to the front roofslope.

Date Decision: 11.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04209/CAT
Location : 17 Beckett Avenue
Kenley
CR8 5LT
Ward : Kenley
Type: Works to Trees in a
Conservation Area

Proposal : T1 - Dead Laurel and 4 dia Sycamore adjacent - Fell
T2 - Dead Sycamore on bank and dia Sycamore adjacent - Fell
T3 - x3 Ash - Fell
T4 - x2 Sycamore - Fell
T5 - Laurel and remaining Sycamores on bank Fell remaining small self sown
Sycamores upto 4" diameter and cut back Laurel etc by 2m off road edge.
T6 - Holly clump - Reduce height to approx. 4 metres tall
T7 - Various overhanging pavement - Crown Lift to provide 5 metres clearance from
ground level over road and cut back lower hedges to in line with footpath edge

Date Decision: 01.12.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04226/NMA
Location : 74 Hayes Lane
Kenley
CR8 5JQ
Ward : Kenley
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 23/02414/HSE for alterations and erection of a single storey extension to the rear and side. The amendment is to reduce the width of the rear extension and introduce an additional door on the north-west (side) elevation.

Date Decision: 20.11.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 15 Cullesden Road
Kenley
CR8 5LR
Type: Consent for works to protected trees

Proposal : T1, False Acacia - Crown Reduction 2m
(Tpo 100)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02600/HSE
Location : 31 Betchworth Way
Croydon
CR0 0TT
Ward : **New Addington North**
Type: Householder Application

Proposal : Erection of two storey side extension and infill rear extension and addition of a rear dormer

Date Decision: 30.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03616/HSE
Location : 61 Bygrove
Field Way
Croydon
CR0 9DG
Ward : **New Addington North**
Type: Householder Application

Proposal : Replacement of existing porch with new front porch with pitched roof and addition of single storey rear extension

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03813/LP
Ward : **New Addington North**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 108 Elmside
Field Way
Croydon
CR0 9DW

Type: LDC (Proposed) Operations edged

Proposal : Ground floor rear extension and alteration to provide a new accessible bedroom and shower room for wheelchair access; with additional installation of a ramp on the front elevation to facilitate access.

Date Decision: 20.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/04502/PDO

Location : Communication Station And Premises
Addington Fire Station
197 - 199 Lodge Lane
Croydon
CR0 0QA

Ward : **New Addington North**

Type: Observations on permitted development

Proposal : Replacement of a 20m tall pole, antennas and proposed ancillary works.

Date Decision: 19.12.23

Objection

Level: Delegated Business Meeting

Ref. No. : 20/00658/CONR

Location : Land And Existing Demountable Houses
(Nos. 49A - 49E, 129A - 129E And 131A - 131B) To The East Of Warbank Crescent
New Addington
Croydon
CR0 0AZ

Ward : **New Addington South**

Type: Removal of Condition

Proposal : Variation of condition 2 (approved plans) attached to planning permission 16/06432/FUL to allow changes to on-site car parking Nos. and flat layouts.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03218/HSE
 Location : 37 Salcot Crescent
 Croydon
 CR0 0JN

Ward : New Addington South
 Type: Householder Application

Proposal : Construction of two storey side extension and single storey rear extension, and new garage (following the demolition of the existing rear conservatory and detached garage), together with a roof extension to include a rear dormer, elevational alterations, and associated alterations.

Date Decision: 16.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03240/HSE
 Location : 126 Queen Elizabeth's Drive
 Croydon
 CR0 0HF

Ward : New Addington South
 Type: Householder Application

Proposal : Erection of two-storey side extension, single-storey front and rear extension following demolition of existing conservatory. Alteration to fenestration and internal works.

Date Decision: 14.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03485/FUL
 Location : Meridian High School
 Fairchildes Avenue
 Croydon
 CR0 0AH

Ward : New Addington South
 Type: Full planning permission

Proposal : Creation of a MUGA (Multi Use Games Area) with perimeter fencing

Date Decision: 21.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03647/LP

Ward : New Addington South

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 26 Salcot Crescent
Croydon
CR0 0JH
Type: LDC (Proposed) Operations
edged

Proposal : Existing outbuilding to be demolished, and erection of a new outbuilding garage with a flat roof.

Date Decision: 23.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03866/LP
Location : 39 Cator Crescent
Croydon
CR0 0BL
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear/side extension, alterations to existing single storey side extension and construction of front porch

Date Decision: 20.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03991/LP
Location : 122 Overbury Crescent
Croydon
CR0 0LQ
Ward : **New Addington South**
Type: LDC (Proposed) Operations
edged

Proposal : Garage conversion into habitable room. Alterations to fenestration.

Date Decision: 15.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04052/GPDO
Location : 93 Calley Down Crescent
Croydon
CR0 0EP
Ward : **New Addington South**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6metres with a maximum height of 3.15m

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 31.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04053/LP

Ward : New Addington South

Location : 93 Calley Down Crescent
Croydon
CR0 0EP

Type: LDC (Proposed) Operations
edged

Proposal : Erection of rear dormer extension and installation of 3 roof lights on front roof slope

Date Decision: 28.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04140/HSE

Ward : New Addington South

Location : 198 King Henry's Drive
Croydon
CR0 0HJ

Type: Householder Application

Proposal : Erection of outbuilding for ancillary use to host dwelling.

Date Decision: 29.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01925/HSE

Ward : Norbury Park

Location : 71 The Chase
Norbury
London
SW16 3AE

Type: Householder Application

Proposal : Demolition of existing rear conservatory and erection of a single storey rear extension.
Demolition of garage and erection of double storey side extension.

Date Decision: 24.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02916/FUL
Location : 70-72 Kensington Avenue
Thornton Heath
CR7 8BZ

Ward : Norbury Park
Type: Full planning permission

Proposal : Erection of a row of five (2) two-storey terrace dwellinghouses with roof level accommodation (Use Class C3) (following demolition of two (2) existing single-storey dwellinghouses), Associated amenity, cycle parking, and waste storage spaces, and Alterations including landscaping and removal of existing vehicle crossovers

Date Decision: 01.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03237/HSE
Location : 4 Buckingham Avenue
Thornton Heath
CR7 8AS

Ward : Norbury Park
Type: Householder Application

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

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03359/LP
Location : 66 Green Lane
Thornton Heath
CR7 8BE

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

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

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03366/HSE

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 44 Bigginwood Road
Norbury
London
SW16 3RZ
Type: Householder Application

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

Date Decision: 07.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03400/LP
Location : 63 Covington Way
Norbury
London
SW16 3SF
Ward : **Norbury Park**
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey rear outbuilding

Date Decision: 20.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03559/HSE
Location : 22 Arnalls Road
Norbury
London
SW16 3EP
Ward : **Norbury Park**
Type: Householder Application

Proposal : Conversion of garage to home gym and associated internal alterations.

Date Decision: 29.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03569/FUL
Location : 30A Gibson's Hill
Norbury
London
SW16 3JP
Ward : **Norbury Park**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Demolition of existing garage and erection of 2 x semi-detached dwellings with a 2-bay garage for one dwelling, outbuilding for one dwelling with parking spaces, landscaping, refuse and cycle stores and associated works.

Date Decision: 30.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03595/HSE
Location : 193 Norbury Avenue
Thornton Heath
CR7 8AP

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of single storey front and side extension and a new front entrance.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03608/HSE
Location : 6 Westminster Avenue
Thornton Heath
CR7 8BR

Ward : Norbury Park
Type: Householder Application

Proposal : Conversion of loft to habitable space, erection of hip to gable and erection of rear dormer. Conversion and extension of existing outbuilding and all associated works.

Date Decision: 15.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03675/LP
Location : 9 Springfield Road
Thornton Heath
CR7 8DZ

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

Proposal : Erection of outbuilding in rear garden.

Date Decision: 20.11.23

Lawful Dev. Cert. Granted (proposed)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03749/HSE
Location : 26 Crescent Way
Norbury
London
SW16 3AJ

Ward : Norbury Park
Type: Householder Application

Proposal : Erection of single storey rear extensions and part single, part double storey-side extension.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03782/DISC
Location : Sosa Court
64 Green Lane
Thornton Heath
CR7 8BE

Ward : Norbury Park
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Cycle Storage) of LPA ref: 23/01183/FUL (Erection of single storey rear extension, rear dormer window, front and side roof lights and conversion into 3 Residential units).

Date Decision: 05.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03793/LP
Location : 9 Springfield Road
Thornton Heath
CR7 8DZ

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

Proposal : Alteration of roof from hip to gable end, erection of roof extension with Juliet balcony to rear of main roofslope and Installation of two rooflights to front roofslope.

Date Decision: 28.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03796/FUL

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 76 Ingram Road
Thornton Heath
CR7 8ED
Type: Full planning permission

Proposal : Change of use to a large HMO under the sui generis use class for up to 8 occupiers, with associated alterations

Date Decision: 14.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03801/HSE
Location : 224 Norbury Avenue
Thornton Heath
CR7 8AJ
Ward : **Norbury Park**
Type: Householder Application

Proposal : Erection of single storey rear extension, first floor rear extension, first floor side extension, porch and installation of solar panels on the rear roof slope.

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03854/CAT
Location : Gibsons Lodge
Gibson's Hill
Norbury
London
SW16 3ES
Ward : **Norbury Park**
Type: Works to Trees in a Conservation Area

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : T1 Sycamore fell.

T2 Sycamore fell.

T3 Sycamore fell.

T4 Holly fell

T5 Yew fell

T6 Holly fell

T7 Yew fell

T8 Lime fell

T9 Lime fell

T10 Lime fell

T11 Robinia fell

T12 Sycamore fell

Date Decision: 16.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03890/FUL
Location : 1A Virginia Road
Thornton Heath
CR7 8EL

Ward : Norbury Park
Type: Full planning permission

Proposal : Erection of a two storey home (with an additional storey in the roof space) on land at the rear of 100 and 102 Green Lane, with car parking and other associated site alterations

Date Decision: 08.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03920/HSE

Ward : Norbury Park

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 46 Georgia Road
Thornton Heath
CR7 8DR
Type: Householder Application

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

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03932/LP
Location : 129 Ingram Road
Thornton Heath
CR7 8EH
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension, (following demolition of existing), alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope (with Juliet balcony), installation of three rooflights into the front roofslope, removal of rear chimney and erection of an outbuilding in rear garden (following demolition of a shed and lean-to).

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03946/LP
Location : 36 Norbury Hill
Norbury
London
SW16 3LB
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 13.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04025/LP
Ward : **Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 1 Harefield Road
Norbury
London
SW16 3LX
Type: LDC (Proposed) Use edged

Proposal : Change of use from a dwellinghouse (class C3 use) for the provision of care for 2 children and a team of support staff living together as a single household (class C2 use)

Date Decision: 14.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04057/DISC
Location : Units 1 And 2 Rear Of 1 To 7
Acacia Road
Norbury
London
SW16 5PP
Ward : **Norbury Park**
Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Construction Logistics Plan) attached to PP 21/03202/FUL for the demolition of existing commercial units and the construction of a three-storey residential development providing seven residential units (Use Class C3) with associated works.

Date Decision: 20.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04113/FUL
Location : 249 Norbury Avenue
Norbury
London
SW16 3RN
Ward : **Norbury Park**
Type: Full planning permission

Proposal : Demolition of the existing dwelling. Erection of a two storey detached building with accommodation in the roofspace to provide three self contained flats and first and second floor balconies. Provision of associated parking, landscaping, cycle and refuse storage.

Date Decision: 22.12.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04118/LP
Location : 32 Springfield Road
Thornton Heath
CR7 8DY

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

Proposal : Extension and alterations to existing outbuilding.

Date Decision: 29.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04149/GPDO
Location : 5 Green Lane
Thornton Heath
CR7 8BG

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

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 2.61 metres and a maximum height of 3.69 metres

Date Decision: 12.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04151/HSE
Location : 33 St Oswald's Road
Norbury
London
SW16 3SA

Ward : Norbury Park
Type: Householder Application

Proposal : Extension of existing vehicle crossover to public highway.

Date Decision: 28.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04200/LP
Location : 86 Kensington Avenue
Thornton Heath
CR7 8BZ

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of a single storey side extension following demolition of existing garage.

Date Decision: 29.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04230/LP

Location : 335 Green Lane
Norbury
London
SW16 3LU

Ward : Norbury Park

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension.

Date Decision: 28.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04356/LP

Location : 2 Buckingham Avenue
Thornton Heath
CR7 8AS

Ward : Norbury Park

Type: LDC (Proposed) Operations
edged

Proposal : Erection of 2 storey rear extension, erection of rear dormer and installation of front and side rooflights.

Date Decision: 20.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04466/DISC

Location : 1579A London Road
Norbury
London
SW16 4AA

Ward : Norbury Park

Type: Discharge of Conditions

Proposal : Discharge of condition 4) Fire safety attached to Planning permission 23/02066/FUL 'Conversion of loft to habitable space, erection of rear dormer with installation of 2x rooflights in the front roof slope.'

Date Decision: 11.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04510/LP

Ward : Norbury Park

Location : 25 Hillcote Avenue
Norbury
London
SW16 3BH

Type: LDC (Proposed) Operations
edged

Proposal : Alterations and construction of hip to gable end roof extensions and dormer extensions to the side and rear roof slopes. Installation of roof lights in the front roof slope.

Date Decision: 08.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 22/03708/FUL

Ward : Norbury And Pollards Hill

Location : 63 Fairview Road
Norbury
London
SW16 5PX

Type: Full planning permission

Proposal : Conversion of garage / store into 1 no studio flat with external alterations

Date Decision: 23.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01230/FUL

Ward : Norbury And Pollards Hill

Location : Tennis Club And Premises Rear Of 55
Ederline Avenue
Norbury
London
SW16 4RZ

Type: Full planning permission

Proposal : Construction of 2x porous asphalt tennis courts and installation of LED floodlighting, fencing and associated works

Date Decision: 15.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/01586/FUL **Ward : Norbury And Pollards Hill**
Location : 1391 - 1393 London Road **Type: Full planning permission**
Norbury
London
SW16 4AN

Proposal : Conversion of the existing vacant first and second floors, formally used as a language school to 2 no. 1 bedroom apartments and 2 no. 2 bedroom apartments and associated works

Date Decision: 05.12.23

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

Level: Delegated Business Meeting

Ref. No. : 23/02652/FUL **Ward : Norbury And Pollards Hill**
Location : 27 Ederline Avenue **Type: Full planning permission**
Norbury
London
SW16 4RZ

Proposal : Change of use from a single dwelling to three flats, with associated site alterations

Date Decision: 20.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02911/LP **Ward : Norbury And Pollards Hill**
Location : 96 Norbury Court Road **Type: LDC (Proposed) Use edged**
Norbury
London
SW16 4HY

Proposal : Change of use from C3 to use under Class C3(b) as a dwelling house for up to 4 children/young people between the ages of 8-18 and 2 carers.

Date Decision: 19.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03348/HSE
Location : 111 Pollards Hill South
Norbury
London
SW16 4LS

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Erection of first floor rear extension, Alteration of roof from hip to gable end, Erection of rear dormer (with Juliet balcony) and Installation of two rooflights in front roofslope.

Date Decision: 20.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03479/FUL
Location : Adjacent 1 Dunbar Avenue
Norbury
London
SW16 4SB

Ward : Norbury And Pollards Hill
Type: Full planning permission

Proposal : Demolition of existing garage and erection of 1-bedroom dwelling

Date Decision: 27.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03554/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 Conditions 6 and 7 (materials) 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: 23.11.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03667/HSE
Location : 25 Colebrook Road
Norbury
London
SW16 5QS

Ward : Norbury And Pollards Hill
Type: Householder Application

Proposal : Alterations, erection of part single/two storey rear extension

Date Decision: 20.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03678/LP
Location : 135 Strathyre Avenue
Norbury
London
SW16 4RH

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

Proposal : Erection of single storey rear extension (following demolition of existing rear extension).
Erection of rear dormer roof extension (following removal of existing rear rooflights).

Date Decision: 14.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03757/LP
Location : 7 Lloyd Avenue
Norbury
London
SW16 5RA

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

Proposal : Erection of dormer roof extension, with Juliet balcony, in rear roofslope and single storey rear extension following demolition of existing.

Date Decision: 27.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/03774/GPDO **Ward : Norbury And Pollards Hill**
Location : 82 Dalmeny Avenue **Type: Prior Appvl - Class A Larger**
Norbury **House Extns**
London
SW16 4RP

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 2.5 metres and a maximum height of 3.55 metres

Date Decision: 21.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03778/HSE **Ward : Norbury And Pollards Hill**
Location : 82 Dalmeny Avenue **Type: Householder Application**
Norbury
London
SW16 4RP

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

Date Decision: 07.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03875/DISC **Ward : Norbury And Pollards Hill**
Location : 1 Abingdon Road **Type: Discharge of Conditions**
Norbury
London
SW16 5QP

Proposal : Discharge of Condition 3 (Cycle Storage) of LPA ref: 22/00795/FUL (Conversion of existing house to 3 flats, with internal alterations and provision of refuse and cycle facilities (part retrospective) (Amended Description).

Date Decision: 01.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03879/LP **Ward : Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 111 Strathyre Avenue
Norbury
London
SW16 4RH
Type: LDC (Proposed) Operations
edged

Proposal : Use of existing dwellinghouse (class C3 use) for the provision of care for 2 young people and a team of 2 support staff living together as a single household (class C2 use)

Date Decision: 14.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03883/LP
Location : 51 Melrose Avenue
Norbury
London
SW16 4RU
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 11.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03893/LP
Location : 78 Stanford Road
Norbury
London
SW16 4QA
Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of dormer roof extension with Juliet balcony to rear roofslope and installation of three (3) rooflights to front roofslope.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03918/LP
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 4 Dunbar Avenue
Norbury
London
SW16 4SD
Type: LDC (Proposed) Use edged

Proposal : Use of one (1) room as a private office space for private and taxi hire booking services.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03926/FUL
Location : 2 Beatrice Avenue
Norbury
London
SW16 4UN
Ward : **Norbury And Pollards Hill**
Type: Full planning permission

Proposal : Alterations, conversion of single dwelling to form 1x 3-bedroom and 1x 2-bedroom flats, erection of single-storey rear extension and outbuilding in rear garden, and provision of cycle and refuse storage

Date Decision: 08.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03977/HSE
Location : 19 Kilmartin Avenue
Norbury
London
SW16 4RE
Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of single storey rear extension. Demolition of existing conservatory, internal alterations and floor plan redesign.

Date Decision: 07.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04070/NMA
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : The Mews
Norbury Crescent
Norbury
London
SW16 4JP

Type: Non-material amendment

Proposal : Non-Material Amendment (S96a) to Planning Permission ref. 19/06051/FUL for 'Erection of a part two/part three-storey building, use of first and second floor as 6 flats with A3 and A4 uses at ground floor and associated landscaping'. Amendment seeks alteration of wording of description to 'Erection of part two/part three-story building, use of the first and second floor as residential with E and Sui Generis uses at ground floor and associated courtyard and landscaping'

Date Decision: 23.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04086/HSE
Location : 13 Bishops Park Road
Norbury
London
SW16 5TU

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Proposal : Erection of single storey rear extension and a patio with a pergola to the rear following demolition of existing rear extension.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04087/LP
Location : 13 Bishops Park Road
Norbury
London
SW16 5TU

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

Proposal : Erection of rear dormer and installation of two rooflights on the front roofslope and extension of pipe.

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04101/GPDO
Location : 151 Pollards Hill South
Norbury
London
SW16 4LZ

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

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3.75 metres

Date Decision: 12.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/02139/DISC
Location : Ash Villas
86 Bradmore Way
Coulsdon
CR5 1PB

Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Discharge Condition 8 (Retaining Walls) 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: 29.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03469/ADV
Location : Crossways Dental Practice
328 Coulsdon Road
Coulsdon
CR5 1EB

Ward : Old Coulsdon
Type: Consent to display
advertisements

Proposal : One freestanding illuminated "V" advertisement board on posts, an illuminated advertisement board fixed to the premises at front and a non illuminated advertisement boarded fixed to the side of the premises.

Date Decision: 21.11.23

Consent Refused (Advertisement)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03663/HSE
Location : 36 Placehouse Lane
Coulsdon
CR5 1LA

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

Proposal : Alterations. Erection of single storey rear/side extension. Erection of raised rear patio.

Date Decision: 14.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03668/HSE
Location : 102 Bradmore Way
Coulsdon
CR5 1PB

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

Proposal : Alterations including the erection of a hip to gable roof extension to the rear of the property, demolition and replacement of side dormer, replacement cladding to the front dormer and erection of a single storey side extension.

Date Decision: 16.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03672/DISC
Location : Development Site At
24 Coulsdon Court Road
Coulsdon
CR5 2LL

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

Proposal : Discharge of condition numbers 7 (cycle and refuse storage), 8 (bulky waste), 9 (electric charging points) and 10 (visibility splays) attached to planning permission ref. 21/02876/FUL (Demolition of existing building, erection of a terrace of 6 three/four bedroom houses of two-storeys with roofspace accommodation, provision of 6 car parking spaces and refuse storage structures).

Date Decision: 21.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03694/DISC
Location : 34 Caterham Drive
Coulson
CR5 1JF
Ward : Old Coulsdon
Type: Discharge of Conditions

Proposal : Application to discharge conditions 4(f) (landscaping), 7 (porus materials), 9 (SuDS) of planning reference 19/03385/FUL for the demolition of existing dwelling and garage and erection of a three storey building comprising 6 flats (3 x 3 bed, 1 x 2 bed and 2 x 1 bed), 3 parking spaces, communal amenity space and cycle / refuse / recycle storage

Date Decision: 23.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03771/GPDO
Location : 324 Coulsdon Road
Coulson
CR5 1EB
Ward : Old Coulsdon
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 6 metres with a maximum height of 3.33 metres

Date Decision: 28.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03975/TRE
Location : 26 Rossetti Gardens
Coulson
CR5 2LR
Ward : Old Coulsdon
Type: Consent for works to protected trees

Proposal : T1 x Horse chestnut - Reduce crown by approx 2.5m to previous pruning points (TPO no. 34, 1991)

Date Decision: 23.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04100/HSE
Ward : Old Coulsdon

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 52 Keston Avenue
Coulsdon
CR5 1HN
Type: Householder Application

Proposal : Alterations including the erection of a first floor rear extension.

Date Decision: 20.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04211/LP
Location : 76 Court Avenue
Coulsdon
CR5 1HE
Ward : **Old Coulsdon**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 13.11.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04284/TRE
Location : 2 Rutherford Rise
Coulsdon
CR5 2ST
Ward : **Old Coulsdon**
Type: Consent for works to protected
trees

Proposal : G1 - 4x Field maple trees: 2 metres Crown reduction, remove major dead wood and basal growth.
(TPO 15, 1971)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04391/TRE
Location : 94A Caterham Drive
Coulsdon
CR5 1JG
Ward : **Old Coulsdon**
Type: Consent for works to protected
trees

Proposal : T1 Ash: 2.5m crown reduction
(TPO 2, 1996)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/02938/CONR
Location : Coombe Cliff
Coombe Road
Croydon
CR0 5SP
Ward : Park Hill And Whitgift
Type: Removal of Condition

Proposal : Removal of Condition 2 (temporary planning permission until 31/10/2017) attached to Planning Permission 14/02903/P for 'Siting of two single storey buildings to provide additional classroom and staff facilities', thereby resolving existing breach of planning control from temporary planning permission expiring and allowing the permanent retention of the development thence forth. (Section 73A)

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03422/LP
Location : 32 Grimwade Avenue
Croydon
CR0 5DG
Ward : Park Hill And Whitgift
Type: LDC (Proposed) Operations edged

Proposal : Erection of single storey outbuilding

Date Decision: 30.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03773/LE
Location : Coombe Cliff
Coombe Road
Croydon
CR0 5RD
Ward : Park Hill And Whitgift
Type: LDC (Existing) Operations edged

Proposal : Erection of a replacement single storey kitchen extension as permitted development (via the Town and Country Planning (General Permitted Development) Order (England) 2021 (as amended) Schedule 2 Part 7, Class M)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 28.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 22/01885/CONR

Ward : **Purley Oaks And
Riddlesdown**

Location : 33 Purley Downs Road
Purley
CR8 1HA

Type: Removal of Condition

Proposal : Variation of condition 1 (Approved drawings) to alter the unit mix, facade materiality and balcony design pursuant to permission 19/02276/FUL for the demolition of existing buildings on site and the redevelopment of the site to provide 267 sqm of commercial floorspace (B1/B8) and 37 residential units (13 x 1 beds, 18 x 2 beds and 6 x 3 beds), with associated landscaped areas including children's play space, parking, cycle store and refuse store.

Date Decision: 22.12.23

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

Level: Delegated Business Meeting

Ref. No. : 23/00192/DISC

Ward : **Purley Oaks And
Riddlesdown**

Location : Car Showroom And Premises
139 Sanderstead Road
South Croydon
CR2 0PJ

Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (land contamination) attached to permission 20/05098/FUL dated 15.02.2021 for the 'Demolition of former car dealership building/preparation centre and the construction of a four storey building with fifth storey recess comprising a mix of 16 flats with associated cycle and refuse store, water plant housing, vehicle parking to the rear and communal amenity and play area.'

Date Decision: 22.12.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03665/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 36 Honister Heights **Type: Householder Application**
Purley
CR8 1EU
Proposal : Demolition of existing garage and the erection of a two storey side extension and single storey wrap around rear extension.
Date Decision: 12.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03666/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 35 Lower Barn Road **Type: Householder Application**
Purley
CR8 1HZ
Proposal : Erection of detached outbuilding at rear for use as a gymnasium/games room/garden storage
Date Decision: 06.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03858/LP **Ward : Purley Oaks And Riddlesdown**
Location : 132 Riddlesdown Road **Type: LDC (Proposed) Operations edged**
Purley
CR8 1DE
Proposal : Demolition of existing rear outbuilding and erection of rear outbuilding used as a garden room/studio/home office
Date Decision: 07.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03865/TRE **Ward : Purley Oaks And Riddlesdown**
Location : 1 Chancellor Gardens **Type: Consent for works to protected trees**
South Croydon
CR2 6WB
Proposal : Very Large Horse Chestnut Tree x 2 - (proposed works removed as, previous works granted back in March)
Norway Maple - Crown Reduce By 2 Metres, Crown Thin By 10% and Deadwood (TPO 26, 1984)

Date Decision: 15.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03886/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 59 Derwent Drive **Type: Householder Application**
Purley
CR8 1ES
Proposal : Erection of single storey rear/ side extension. Alterations to garage.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03888/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 55 Grange Road **Type: Householder Application**
South Croydon
CR2 0NF
Proposal : Erection of single storey rear addition

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03891/DISC **Ward : Purley Oaks And**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Development Site At
33 Purley Downs Road
Purley
CR8 1HA

Type: **Riddlesdown**
Discharge of Conditions

Proposal : Discharge of condition 16 (surface water drainage scheme) attached to planning permission 19/02276/FUL for the demolition of existing buildings on site and the redevelopment of the site to provide 267 sqm of commercial floorspace (B1/B8) and 37 residential units (13 x 1 beds, 18 x 2 beds and 6 x 3 beds), with associated landscaped areas including children's play space, parking, cycle store and refuse store.

Date Decision: 07.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03892/HSE

Location : 86 Whytecliffe Road North
Purley
CR8 2AR

Ward : **Purley Oaks And Riddlesdown**

Type: Householder Application

Proposal : Alterations. Erection of a two-storey side extension.

Date Decision: 11.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03935/DISC

Location : 23 Kendall Avenue South
South Croydon
CR2 0QR

Ward : **Purley Oaks And Riddlesdown**

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (construction logistics plan), 4 (tree protection plan), 6 (landscaping), 7 (EVCP), 8(cycle & refuse storage), 11(surface water drainage scheme) attached to planning permission REF:21/03069/FUL [Erection of a two-storey wrap around extension and sub division of the property into a semi-detached building of 2x 4-bedroom dwellings]

Date Decision: 12.12.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03953/HSE **Ward :** **Purley Oaks And Riddlesdown**

Location : 29 Lower Barn Road Type: Householder Application
Purley
CR8 1HY

Proposal : Erection of a first floor side and roof extension to accomodate the conversion of the existing loft into a habitable room.

Date Decision: 11.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04068/HSE **Ward :** **Purley Oaks And Riddlesdown**

Location : 10 Purley Oaks Road Type: Householder Application
South Croydon
CR2 0NP

Proposal : Erection of a single storey rear extension.

Date Decision: 21.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04115/DISC **Ward :** **Purley Oaks And Riddlesdown**

Location : 85 Purley Downs Road Type: Discharge of Conditions
South Croydon
CR2 0RJ

Proposal : Discharge of Condition 17 (Biodiversity Enhancement Strategy) attached to planning permission ref. 22/03208/FUL for the 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: 06.12.23

Not approved

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/04160/LP **Ward : Purley Oaks And Riddlesdown**
Location : 11 Coombe Wood Hill **Type: LDC (Proposed) Operations edged**
Purley
CR8 1JP
Proposal : Erection of hip to gable roof extensions, including insertion of three rooflights to the front
roofslope and two rooflights to the rear roofslope.

Date Decision: 22.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 21/05039/FUL **Ward : Purley And Woodcote**
Location : 36 - 38 Smitham Bottom Lane **Type: Full planning permission**
Purley
CR8 3DA
Proposal : Demolition of existing care home and adjacent bungalow and erection of a two storey
building (with accommodation in the roof space and basement) comprising 21 no. extra
care apartments (Use Class C2) together with ancillary communal facilities, landscaping,
parking, vehicular access, cycle and refuse storage.

Date Decision: 23.11.23

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

Level: Delegated Business Meeting

Ref. No. : 23/00379/FUL **Ward : Purley And Woodcote**
Location : 10 & 12 Smitham Bottom Lane **Type: Full planning permission**
Purley
CR8 3DA
Proposal : Partial demolition and conversion of existing dwellings to create six flats together with
erection of two-storey rear extension, additional roof space with dormer extensions
together with the construction of 2 semi-detached and one detached two storey dwellings
with new access drive to the side, vehicular parking to front and rear, hard and soft
landscaping, communal/amenity/play space, refuse and cycle storage and boundary
treatment

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 22.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01305/DISC
Location : 922 Purley Way
Purley
CR8 2JL

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 16a (public art strategy) 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: 29.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/02735/FUL
Location : Purley Resource Centre
50 Pampisford Road
Purley
CR8 2NE

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Provision of two new DDA parking bays, Existing steps to be replaced by DDA access steps and ramp, Reposition of existing entrance barrier, Installation of new path to entrance lobby and Alterations.

Date Decision: 13.11.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/02873/DISC
Location : Land Development Site Former Site Of
11 Hartley Old Road
Purley
CR8 4HH

Ward : Purley And Woodcote
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge of conditions 5 (Materials), 7 (SUDS), and 8 (EVCP) attached to planning permission 20/05200/FUL for the demolition of single-family dwellinghouse and erection of 1x three-storey block containing 3x 2-bedroom flats and 4x 3-bedroom flats and 2x 4-bedroom semi detached houses with associated access, car parking, cycle and refuse storage.

Date Decision: 07.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03047/DISC
Location : 120 Foxley Lane
Purley
CR8 3NB

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (construction logistic plan), 5 (cycle, refuse storage, parking, fences), 6 (landscaping), 7 (materials), 10 (CO2 reduction) and 12 (permeable driveway) of planning reference 20/02807/FUL for the construction of 2 x single storey dwellings (1 x 2b4p and 1 x 3b5p) to the rear of 120 Foxley Lane. Associated landscaping, parking and refuse and cycle storage provision.

Date Decision: 13.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03289/HSE
Location : 165 Woodcote Valley Road
Purley
CR8 3BN

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Erection of single storey rear outbuidling for use as a gym

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03361/FUL
Location : 8A Russell Parade
Russell Hill Road
Purley
CR8 2LE

Ward : Purley And Woodcote
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Proposed single-storey rear extensions and external stair, in relation to the conversion of a 1X 4-bedroom flat into a 1X 1-bedroom flat and 1X 3-bedroom flat with outdoor amenity with use of an infill extension and a rear extension.

Date Decision: 13.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03388/DISC **Ward : Purley And Woodcote**
Location : 15A Russell Hill Type: Discharge of Conditions
Purley
CR8 2JB

Proposal : Discharge of conditions 13 (Cycle storage details) and 14 (refuse storage details) of 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: 29.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03462/DISC **Ward : Purley And Woodcote**
Location : 5 Russell Hill Type: Discharge of Conditions
Purley
CR8 2GH

Proposal : Discharge of condition number 4 (materials) attached to planning permission ref. 20/03470/FUL. (Demolition of dwelling house and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping-amended plans and description).

Date Decision: 28.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03527/CONR **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 3 Monahan Avenue
Purley
CR8 3BB
Type: Removal of Condition

Proposal : Internal and external amendments to application ref: 22/03384/FUL for 'Demolition of existing bungalow and erection of a 2 storey dwelling plus lower ground floor, and 1 parking bay on a front forecourt with associated landscaping'.

Date Decision: 11.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03644/LP
Location : 11 Russell Hill
Purley
CR8 2JB
Ward : **Purley And Woodcote**
Type: LDC (Proposed) Use edged

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

Date Decision: 16.11.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03661/GPDO
Location : 31 Pampisford Road
Purley
CR8 2NG
Ward : **Purley And Woodcote**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of a single storey rear extension projecting out 5.95 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: 22.11.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/03704/DISC
Location : Land Opposite 6 Famet Walk
Purley
CR8 2DY
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge of conditions 3 (Construction Logistics Plan) and 4 (Construction environmental management plan (CEMP: Biodiversity)) of planning permission 19/05797/FUL for 'Demolition of existing structures/garages on site and redevelopment of land to provide 3 x two storey dwellings houses with accommodation in the roofspace and associated parking and private amenity space.'

Date Decision: 16.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03707/FUL

Ward : **Purley And Woodcote**

Location : 14 Oakwood Avenue
Purley
CR8 1AQ

Type: Full planning permission

Proposal : Demolition of existing attached garage and new extensions and alterations to existing house to form two semi-detached dwellings and two new semi-detached dwellings to be built to the side of the existing house, with associated landscaping and parking.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03731/DISC

Ward : **Purley And Woodcote**

Location : Development Site At Former Site Of
922 - 930 Purley Way
Purley
CR8 2JL

Type: Discharge of Conditions

Proposal : Discharge of condition 19 (Biodiversity Enhancement Strategy for Protected and Priority species) 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: 14.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03742/HSE
Location : 43 Stoats Nest Road
Coulsdon
CR5 2JJ

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Installation of dropped kerb and vehicle crossover, car parking provision in the front garden and associated works.

Date Decision: 06.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03806/DISC
Location : 67 Higher Drive
Purley
CR8 2GE

Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 9 (materials and details) pursuant to application ref: 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: 13.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03818/CAT
Location : 5 Briar Hill
Purley
CR8 3LF

Ward : Purley And Woodcote
Type: Works to Trees in a Conservation Area

Proposal : G.2 Group of trees consisting of 8 Lawson cypress trees - Dismantle all 8 trees to near ground level and stump grind stumps.
T.3 Cedar tree, - Remove the lowest 7 branches back to source, remove significant deadwood and hanging branches,
G.4 Group of trees consisting of 7 lawson cypress trees and two common holly trees - Dismantle all 9 trees to near ground level and stump grind stumps.
T.5 Norway maple tree - Dismantle tree to near ground level.
T.8 Copper beech tree - Reduce the tree by the removal of up to 4.5m in height and 2.5m in lateral spread.
T.9 Beech tree - Reduce height of tree by approx 3.5m to bring into shape with the reduced trees in front.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 16.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03843/DISC
Location : 15A Russell Hill
Purley
CR8 2JB

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

Proposal : Discharge of conditions 5 (materials), 6 (details) and 16 (privacy screens) of 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: 15.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03844/CONR
Location : 15A Russell Hill
Purley
CR8 2JB

Ward : **Purley And Woodcote**
Type: Removal of Condition

Proposal : Variation of condition 1 (Approved plans) attached to permission 22/02397/RSM dated 28.09.2022 for 'Reserved matters relating to appearance and landscaping (condition 2) attached to planning permission ref 19/01963/OUT for the demolition of the 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'.

Date Decision: 07.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03855/DISC
Location : 5 Russell Hill
Purley
CR8 2GH

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge of condition number 11 (privacy screens) attached to planning permission ref. 20/03470/FUL. (Demolition of dwellinghouse and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping (amended plans and description). at 5 Russell Hill, Purley, CR8 2JB).

Date Decision: 06.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03856/DISC

Ward : Purley And Woodcote

Location : 5 Russell Hill
Purley
CR8 2GH

Type: Discharge of Conditions

Proposal : Discharge of condition number 7 (children's playspace) attached to planning permission ref. 20/03470/FUL. (Demolition of dwellinghouse and the construction of a three-storey building above ground with accommodation in roof space and two stories of lower ground accommodation in order to provide 21 flats with associated vehicle and cycle parking, refuse store, hard and soft landscaping (amended plans and description). at 5 Russell Hill, Purley, CR8 2JB).

Date Decision: 06.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03943/CAT

Ward : Purley And Woodcote

Location : Oak Cottage
7 Briar Hill
Purley
CR8 3LF

Type: Works to Trees in a
Conservation Area

Proposal : T.1 Maple tree overhanging the driveway of no.5 - Fell

Date Decision: 15.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03944/CAT

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 3 Briar Hill
Purley
CR8 3LF

Type: Works to Trees in a
Conservation Area

Proposal : T.6-T.7 Two Norway maple trees located to the right of no.5: Fell

Date Decision: 15.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/03995/TRE

Location : 20 Woodland Way
Purley
CR8 2HU

Ward : **Purley And Woodcote**

Type: Consent for works to protected
trees

Proposal : G1 8 x Oak trees to the front of the house and garage area - max 20% crown thin.
T1 Oak tree in 18a Woodland way - Crown thin side of crown over No. 20 property not to exceed 20% and remove deadwood
G2 3 x Oak trees on side of the house - Crown thin not to exceed 20% and remove deadwood
T2 Oak tree in 22 Woodland Way - Cron thin side of the tree over No. 20 garden bot to exceed 20% and remove deadwood
(All Repeat Works from previous T Application)
(TPO No 87, 2009)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04031/DISC

Location : 6 - 12 Woodcote Valley Road
Purley
CR8 3AG

Ward : **Purley And Woodcote**

Type: Discharge of Conditions

Proposal : Discharge of condition numbers 9 (Delivery and servicing management plan) and 11 (Visibility splays) attached to planning permission ref. 20/00686/FUL (Demolition of existing buildings and erection of a part single; part two; part three storey building including a Guest Suite with accommodation in roofspace comprising 29 Retirement Living Apartments for older persons; communal facilities; hard and soft landscaping; private and communal amenity space; formation of new vehicular crossover; car parking and refuse and cycle provision).

Date Decision: 15.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04047/NMA
Location : Willow End
3 Badgers Walk
Purley
CR8 3PX

Ward : Purley And Woodcote
Type: Non-material amendment

Proposal : Non-material amendment to planning permission ref. 23/02273/HSE. (Conversion of existing garage; Erection of single storey side/rear extension; Alterations and excavation of existing land levels to accommodate a conversion and extension to the existing basement area; Associated internal alterations; External alterations/renovation of external facing materials). (Amendments to tree removal proposals and arboricultural impact assessment).

Date Decision: 28.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04059/HSE
Location : 12 Peaks Hill
Purley
CR8 3JE

Ward : Purley And Woodcote
Type: Householder Application

Proposal : Demolition of garage and erection of 2 storey side extension on the left side; demolition of conservatory and erection of a single storey side/rear extension on the right side; erection of front extension; alterations to fenestration.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04077/FUL
Location : 15 Purley Road
Purley
CR8 2HA

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Alteration to shopfront includes provision of separate access to the existing upper floor flats.

Date Decision: 22.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04080/GPDO
Location : 14C Smitham Bottom Lane
Purley
CR8 3DA
Ward : Purley And Woodcote
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.9 metres

Date Decision: 06.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04082/DISC
Location : Seaton Court
15A Russell Hill
Purley
CR8 2JB
Ward : Purley And Woodcote
Type: Discharge of Conditions

Proposal : Discharge of condition 19 (SUDS) of 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: 27.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04083/HSE
Location : 34 Monahan Avenue
Purley
CR8 3BA
Ward : Purley And Woodcote
Type: Householder Application

Proposal : Installation of 12 solar panels on the roof of the detached garage.

Date Decision: 13.12.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04091/HSE **Ward :** Purley And Woodcote
Location : 27 Hartley Hill **Type:** Householder Application
Purley
CR8 4EP

Proposal : Extension of existing conservatory, extension of existing balcony, extension and alterations to existing lower ground storage area - retrospective application

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04104/DISC **Ward :** Purley And Woodcote
Location : Development Site Former Site Of **Type:** Discharge of Conditions
37 Pampisford Road
Purley
CR8 2NG

Proposal : Discharge of conditions 4 (cycle parking) and 10 (carbon reductions) attached to planning permission 19/01886/FUL for demolition of the existing building and garage. Erection of two storey building with accommodation in the roof space and single storey building at the rear to provide a total of 8 units as well as associated refuse and cycle stores, landscaping, vehicular access and car parking.

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04126/DISC **Ward :** Purley And Woodcote
Location : R/O 38 Russell Hill **Type:** Discharge of Conditions
Purley
CR8 2JA

Proposal : Discharge of conditions 4 (CLP) and 12 (CO2 reductions) attached to planning permission ref. 21/03167/FUL for erection of a pair of two storey semi-detached houses with associated cycle stores and refuse and formation of vehicular access and provision of associated parking.

Date Decision: 22.12.23

Not approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04129/FUL **Ward :** **Purley And Woodcote**
 Location : 4A Old Lodge Lane **Type:** Full planning permission
 Purley
 CR8 4DE

Proposal : Erection of single-storey rear extension, outbuilding to rear, replace front roller shutters with glazed openings and alterations to openings.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04155/TRE **Ward :** **Purley And Woodcote**
 Location : 4 Badgers Walk **Type:** Consent for works to protected trees
 Purley
 CR8 3PX

Proposal : T4 & T5 - 2 x Leyland Cypress - To Fell.

Reasons - See Survey attached.
 (TPO no. 20, 1987)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04166/DISC **Ward :** **Purley And Woodcote**
 Location : 67 Higher Drive **Type:** Discharge of Conditions
 Purley
 CR8 2GE

Proposal : Discharge of condition 12 (biodiversity sensitive lighting) pursuant to permission 20/01484/FUL dated 09/10/20 for 'Demolition of existing building and erection of a four storey block of flats (including roofspace accommodation) and associated car parking, cycle parking, bin storage and landscaping. The proposed development comprises 17 residential apartments and 13 car parking spaces.'

Date Decision: 22.12.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04192/TRE
Location : 38 Box Ridge Avenue
Purley
CR8 3AQ

Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T5, Prunus To crown reduce up to 2 metres.
(TPO 27, 1978)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04197/FUL
Location : 66 Brighton Road
Purley
CR8 2LJ

Ward : Purley And Woodcote
Type: Full planning permission

Proposal : Demolition of garages and alterations including erection of part-single/part two-storey side and rear extensions, erection of rear dormer roof extension and excavation of rear garden to facilitate conversion of property into 4 x self-contained flats with associated landscaping, car parking, cycle and waste storage. [Part-retrospective]

Date Decision: 18.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04203/TRE
Location : St John The Baptist Presbytery
48 Dale Road
Purley
CR8 2EF

Ward : Purley And Woodcote
Type: Consent for works to protected trees

Proposal : T1 Large Cedar - Reduce lateral limbs by up to 3m and thin remaining canopy by 10%. The tree has recently dropped a large limb onto a parked car and caused significant damage.
(TPO 9, 1971)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04212/HSE

Ward : Purley And Woodcote

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 13 Manor Way
Purley
CR8 3BL
Type: Householder Application

Proposal : Alterations. Erection of side dormer roof extension (following demolition of existing side dormer addition). Erection of single storey rear/side extension and bay window extension.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04228/TRE
Location : Garages Adjacent To 1A - 1C Purley Rise
Purley
Type: Consent for works to protected trees
Ward : **Purley And Woodcote**

Proposal : G1 Limes - 7x limes to repollard.
(TPO 46, 1985)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04249/TRE
Location : 25 Hereward Avenue
Purley
CR8 2NN
Type: Consent for works to protected trees
Ward : **Purley And Woodcote**

Proposal : T1 Horse Chestnut - Crown reduce by 2m to previous reduction points and remove mainly epicormic growth up to 8m
T2 Horse Chestnut - Crown reduce by 2m to previous reduction points and reduce 2 large left hand limbs by 50%
(TPO 30, 1991)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04306/ADV
Ward : **Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : London Concrete
Approach Road
Purley
CR8 2AL

Type: Consent to display
advertisements

Proposal : Installation of two fascia signs.

Date Decision: 22.12.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 21/03404/CONR

Location : Aveline Apartments
12 The Ridge Way
South Croydon
CR2 0LE

Ward : **Sanderstead**

Type: Removal of Condition

Proposal : To vary condition 2 (materials) of planning permisison 18/05896/FUL for the demolition of the existing building and erection of two/three storey building including basement and accommodation in the roof space to provide 9 units. Associated parking/access, landscaping, cycle and refuse stores.

Condition Number(s): 2) The external appearance of the building shall be carried out solely in accordance with the details specified within plans 112 Rev E and 114 Rev E.

Conditions(s) Removal:

Variation of materials is required to facilitate construction method. Brick slips and part render will replace the facing brickwork like for like to achieve the same external appearance and tone.

Amendments to be agreed in writing under Section 73 of the Town & Country Planning Act 1990 to allow a variation of the original permission, with the external appearance and building materials to be carried out in accordance with revised drawings MA 001 & MA 002.

Date Decision: 13.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 22/04902/HSE

Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 6 Kings Walk
South Croydon
CR2 9BS
Type: Householder Application

Proposal : Retention of raising of roof ridge to facilitate creation of habitable roof space. Installation of two rooflights to rear roof slope.

Date Decision: 17.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02981/FUL
Location : 103 Church Way
(Formerly Land Rear Of 7 - 9 Addington Road)
South Croydon
CR2 8RF
Ward : **Sanderstead**
Type: Full planning permission

Proposal : Erection of a single-storey plus habitable roof space dwelling with associated car parking, cycle storage, and refuse storage. Relocation of existing vehicle crossover.

Date Decision: 23.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03077/DISC
Location : Goshawk Court
18 Rectory Park
South Croydon
CR2 9JN
Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of condition numbers 11 (external lighting), 12 (cycle and refuse stores) and 13(a) (parking) attached to planning permission ref. 21/03703/FUL. (Demolition of existing property and construction of a block of 5 flats plus 3 houses with associated access, car parking and landscaping amended description) at: 18 Rectory Park, South Croydon, CR2 9JN).

Date Decision: 07.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03460/HSE
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 9 Sanderstead Hill
South Croydon
CR2 0HB

Type: Householder Application

Proposal : Retention of dormer to the front roofslope.

Date Decision: 12.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03484/DISC
Location : 104 Purley Downs Road
South Croydon
CR2 0RB

Ward : **Sanderstead**
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (landscaping) 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: 24.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03669/CONR
Location : 77 - 79 Mitchley Avenue
South Croydon
CR2 9HN

Ward : **Sanderstead**
Type: Removal of Condition

Proposal : Variation of Condition 6 (opening hours) of planning permission ref. 22/01643/FUL for Amalgamation and change of use from professional services (class E(c)) to mixed use cafe/restaurant (class E(b)) & takeaway (Sui Generis). Installation of new shopfronts, erection of single storey rear extension and extraction flue at rear. The proposal is to allow opening until midnight on Friday and Saturdays. Opening hours would change from: 12:00 until 22:30 Monday to Sunday (including bank holidays) To: 12:00 until 22:30 Sunday to Thursday (including bank holidays) and 12:00 until 00:00 Friday and Saturday.

Date Decision: 21.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03676/HSE
Ward : **Sanderstead**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 265 Limpsfield Road
South Croydon
CR2 9DF

Type: Householder Application

Proposal : Retrospective planning permission for the erection of the existing ancillary outbuilding with a shower room and toilet.

Date Decision: 21.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03751/HSE
Location : 19 Sanderstead Hill
South Croydon
CR2 0HD

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a first floor side and rear extension, and single storey side extension, including conversion of garage to habitable room.

Date Decision: 23.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03754/HSE
Location : 54 Elmfield Way
South Croydon
CR2 0EE

Ward : Sanderstead
Type: Householder Application

Proposal : Demolition of existing conservatory and shed and erection of a single storey rear extension, part single, part two storey side and rear extension and single storey front extension.

Date Decision: 13.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03859/CONR
Location : 90 Limpsfield Road
South Croydon
CR2 9EE

Ward : Sanderstead
Type: Removal of Condition

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Variation of condition number 1 (opening hours) attached to planning permission ref. 01/00360/P (Use of ground floor as treatment rooms by osteopaths, physiotherapists and natural therapists).

Date Decision: 06.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03924/DISC

Ward : **Sanderstead**

Location : 104 Purley Downs Road
South Croydon
CR2 0RB

Type: Discharge of Conditions

Proposal : Discharge of condition 10 (Surface Water Drainage) 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: 24.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03959/CONR

Ward : **Sanderstead**

Location : 37 - 39 Heathurst Road
South Croydon
CR2 0BB

Type: Removal of Condition

Proposal : Variation of Conditions 1 (approved drawings) and 6 (planting and landscaping) of planning permission ref. 18/01641/FUL for Demolition of existing garages and erection of a four bedroom detached house with associated access

Date Decision: 14.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/04007/HSE

Ward : **Sanderstead**

Location : 73 Westfield Avenue
South Croydon
CR2 9JZ

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Alterations including the erection of two storey side and rear extensions, enlargement of raised patio to the rear, insertion of a bay window to the front elevation at first floor level, conversion of the existing garage to a habitable room, insertion of windows to the side elevations at ground and first floor levels, and alterations to the forecourt.

Date Decision: 19.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04021/LP

Location : 5 Rectory Park
South Croydon
CR2 9JP

Ward : **Sanderstead**

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey rear extension

Date Decision: 08.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/04040/LP

Location : 156 Purley Downs Road
South Croydon
CR2 0RE

Ward : **Sanderstead**

Type: LDC (Proposed) Operations
edged

Proposal : Siting of a mobile home in the rear garden.

Date Decision: 27.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04041/HSE

Location : 156 Purley Downs Road
South Croydon
CR2 0RE

Ward : **Sanderstead**

Type: Householder Application

Proposal : Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

Date Decision: 21.12.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/04132/HSE
Location : 169 Limpsfield Road
South Croydon
CR2 9LJ

Ward : Sanderstead
Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04152/DISC
Location : 18 Brambledown Road
South Croydon
CR2 0BL

Ward : Sanderstead
Type: Discharge of Conditions

Proposal : Application to discharge condition 3 (Construction Logistics Plan) of planning permission reference 21/04705/FUL for the demolition of existing dwelling and erection of a three storey building with roof accommodation comprising 7 flats, provision of new access and crossover, 4 parking spaces, refuse store, cycle parking and landscaping

Date Decision: 18.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04329/PDO
Location : 1 Borrowdale Close
South Croydon
CR2 9HT

Ward : Sanderstead
Type: Observations on permitted development

Proposal : To install 1 x 12M wooden pole at the location.

Date Decision: 14.12.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/04353/TRE
Ward : Sanderstead

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 1 Marshall Close
South Croydon
CR2 9ED
Type: Consent for works to protected trees

Proposal : T6, T7, T8 Lime Trees: 1.5-2m Crown Reduction
(TPO 03, 1991)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/00730/FUL
Ward : **Selsdon And Addington Village**

Location : Land Bounded By Huntingfield And Lodge Lane And Kent Gate Way Croydon
Type: Full planning permission

Proposal : Retrospective application for resurfacing to scalplings by Huntingfield/Falconwood Road and along the access road and erection of security fence and gates by Huntingfield/Falconwood Road. Proposed erection of security fencing and pedestrian gate along boundary with Lodge Lane

Date Decision: 19.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02032/HSE
Ward : **Selsdon And Addington Village**

Location : 3 Chestnut Grove
South Croydon
CR2 7LL
Type: Householder Application

Proposal : Erection of single storey front and side extension together with associated alterations and rear decking area

Amended drawings and description

Date Decision: 06.12.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 165 Selsdon Park Road
South Croydon
CR2 8JJ

Type: Householder Application

Proposal : Erection of front porch, conversion of garage and erection of single storey rear extension

Date Decision: 13.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03831/GPDO

**Ward : Selsdon And Addington
Village**

Location : 55 Selsdon Park Road
South Croydon
CR2 8JF

Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of Single storey rear extension projecting out 6 metres with a maximum height of 3.9 metres

Date Decision: 20.11.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03850/HSE

**Ward : Selsdon And Addington
Village**

Location : 5 Kingsway Avenue
South Croydon
CR2 8NF

Type: Householder Application

Proposal : Construction of two-storey side extension and part two-storey rear extension with internal alterations.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03887/HSE

**Ward : Selsdon And Addington
Village**

Location : 19 Chapel View
South Croydon
CR2 7LG

Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of two-storey side extension following demolition of existing garage. Erection of single-storey rear extension. Alterations to existing roof, land level to the rear and entrance steps

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03970/TRE

**Ward : Selsdon And Addington
Village**

Location : 2 Riesco Drive
Croydon
CR0 5RS

Type: Consent for works to protected trees

Proposal : T1 - Not Covered by TPO
T2 - Not Covered by TPO
T4. Fell Silver Birch tree approximately 12m in height situated in the back garden by the shed. It is leaning over the shed
(TPO 08, 1969)

Date Decision: 23.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03999/GPDO

**Ward : Selsdon And Addington
Village**

Location : 65 Foxearth Road
South Croydon
CR2 8EL

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 3.5 metres with a maximum height of 3.3 metres

Date Decision: 07.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04038/DISC

**Ward : Selsdon And Addington
Village**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 46 The Gallop
South Croydon
CR2 7LP
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (CLP), Condition 4 (Materials), Condition 5 (Refuse and cycle storage), Condition 6 (Landscape details) and Condition 7 (SuDS) attached to planning permission 23/02472/FUL (Partial demolition and extension of existing bungalow, upwards and to the side and rear to create 1 x 3 bedroom dwelling and 1 x 5 bedroom dwelling, associated landscaping, car parking and refuse storage)

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04094/HSE
Ward : **Selsdon And Addington Village**

Location : 17 Ballards Way
South Croydon
CR2 7JP
Type: Householder Application

Proposal : Construction of raised decking including stepped access from garden and erection of a timber garden building on the newly formed terrace, all located at the rear of the garden. Installation of new fence along the rear boundary.

Date Decision: 21.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04107/HSE
Ward : **Selsdon And Addington Village**

Location : 14 Crossways
South Croydon
CR2 8JL
Type: Householder Application

Proposal : Alterations and erection of a two storey side and rear extension, conversion of the garage to habitable room with the installation of a front-facing bay window and extension of patio area including installation of obscured glazed screening to boundary.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04114/CAT **Ward : Selsdon And Addington Village**
 Location : 7 Forge Mews Type: Works to Trees in a Conservation Area
 Croydon
 CR0 5AY
 Proposal : 1 x Leylandi - Reduce to approx 2.5m from ground
 Horse chestnut sapling group - Fell to ground level

Date Decision: 23.11.23

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 23/04201/HSE **Ward : Selsdon And Addington Village**
 Location : 11 Palace Green Type: Householder Application
 Croydon
 CR0 9AJ
 Proposal : Partial demolition of existing single storey rear extension and garage, proposed erection of single storey rear and side extension with skylight and lantern roof lights

Date Decision: 28.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04216/DISC **Ward : Selsdon And Addington Village**
 Location : 1 The Ruffetts Type: Discharge of Conditions
 South Croydon
 CR2 7LS
 Proposal : Discharge of condition 6 (Landscaping) relating to planning approval 22/01376/FUL for the Erection of pair of two-storey semi-detached houses with associated works, approved on 17.02.2023.

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/04222/LP **Ward : Selsdon And Addington Village**
Location : 229 Addington Road **Type: LDC (Proposed) Operations edged**
South Croydon
CR2 8LQ
Proposal : Erection of single storey rear and side extension following demolition of existing outbuilding and rear extension.

Date Decision: 29.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/02465/DISC **Ward : Selsdon Vale And Forestdale**
Location : Rear Of 156 To 180 **Type: Discharge of Conditions**
Addington Road
South Croydon
Proposal : Discharge of Condition 4 (Landscaping) attached to permission 18/04516/FUL for Demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking.

Date Decision: 13.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03263/HSE **Ward : Selsdon Vale And Forestdale**
Location : 19 Mallard Road **Type: Householder Application**
South Croydon
CR2 8PX
Proposal : Erection of front porch and first floor cladding

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03596/HSE **Ward : Selsdon Vale And Forestdale**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 47 Kingswood Way
South Croydon
CR2 8QN

Type: Householder Application

Proposal : Single storey front/side extension, with single storey rear extension and extension of existing raised patio area, along with elevation alterations and associated alterations.

Date Decision: 27.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03685/HSE
Location : 38 Goldfinch Road
South Croydon
CR2 8SS

Ward : **Selsdon Vale And Forestdale**
Type: Householder Application

Proposal : Single storey front/side extension and internal alterations

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03853/DISC
Location : Rear Of 156 To 180
Addington Road
South Croydon

Ward : **Selsdon Vale And Forestdale**
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Refuse) attached to permission 18/04516/FUL for demolition of the existing garages and erection of 8 two-storey terraced houses and 1no. live-work unit (B1 (b) or B1 (c)), together with cycle storage, amenity space, a refuse/recycling store and car parking.

Date Decision: 13.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03961/TRE
Location : 11 Beech Way
South Croydon
CR2 8QR

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

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : T1 Common Beech. Reduce height by 2m and 2m laterally round.
(TPO no. 22, 1972)

Date Decision: 23.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04237/HSE
Location : 2 Sundale Avenue
South Croydon
CR2 8RY

Ward : Selsdon Vale And Forestdale
Type: Householder Application

Proposal : Erection of single-storey rear extension with patio.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04336/TRE
Location : 5 Beech Way
South Croydon
CR2 8QR

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

Proposal : T1, Ash- Fell tree to ground level. Tree is in decline due to Ash dieback.
T2, Sycamore - 2.5m Crown Reduction
(TPO 104)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04339/TRE
Location : 17 Suffield Close
South Croydon
CR2 8SZ

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

Proposal : T1-Ash - to reduce crown by 1.5m.
(TPO 104)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/04387/TRE
Location : 9A Woodland Gardens
South Croydon
CR2 8PH

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

Proposal : T1 Oak - Fell due to honey fungus
(TPO 02, 1989)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 22/04286/FUL
Location : Ye Olde Clocktower Public House
35 Whitehorse Road
Croydon
CR0 2JG

Ward : Selhurst
Type: Full planning permission

Proposal : Erection of a part 3, part 4 storey building with a replacement public house on the ground floor and 5 flats on the upper floors, a communal roof terrace and ancillary refuse and recycling and cycle parking facilities

Date Decision: 23.11.23

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

Level: Delegated Business Meeting

Ref. No. : 23/02062/FUL
Location : 61A Windmill Road
Croydon
CR0 2XR

Ward : Selhurst
Type: Full planning permission

Proposal : Demolition of existing structures and erection of a new two storey home, with associated site alterations

Date Decision: 01.12.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/03011/FUL **Ward : Selhurst**
Location : 152-154 Gloucester Road **Type: Full planning permission**
Croydon
CR0 2DF

Proposal : Alterations, erection of roof extension to provide 3x studio flats and provision of 4x rooflights in front roofslope

Date Decision: 08.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03214/FUL **Ward : Selhurst**
Location : 98 And 100 Windmill Road **Type: Full planning permission**
Croydon
CR0 2XQ

Proposal : Alterations, demolition of rear extensions and garages and erection of two storey three-bedroom detached dwelling fronting Union Road and provision of associated parking, refuse and cycle storage, and landscaping

Date Decision: 05.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03409/LP **Ward : Selhurst**
Location : 44 Princess Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 2QZ

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

Date Decision: 17.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03571/FUL **Ward : Selhurst**
Location : The White Horse **Type: Full planning permission**
1 Selhurst Road
South Norwood
London
SE25 5PP

Proposal : Retention of rear timber pergola.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 16.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03777/DISC
Location : 170 Whitehorse Road
Croydon
CR0 2LA

Ward : Selhurst
Type: Discharge of Conditions

Proposal : Discharge Condition 3 (Materials) attached to Planning Permission ref. 20/00350/FUL for 'Erection of a two storey building (with basement and roof space accommodation) comprising 8 flats on land adjacent to Tugela Road, together with associated amenity space, waste/cycle stores, and other works'

Date Decision: 11.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04145/HSE
Location : 2 Mayo Road
Croydon
CR0 2QP

Ward : Selhurst
Type: Householder Application

Proposal : Erection of roof extension at rear raising ridge height and alterations to façade

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04278/NMA
Location : Selhurst Sports Arena
Dagnall Park
South Norwood
London
SE25 5PH

Ward : Selhurst
Type: Non-material amendment

Proposal : Non-material amendment to application 22/01803/FUL for 'Demolition of existing single storey changing facility and removal of site management office. Erection of 2-storey multi-purpose sports pavilion with changing room facilities and associated works' to change extent of roof top plant area; relocate changing room doors from North elevation to West elevation; reduce first floor window size to North elevation; remove window to West Elevation; increase extent of louvres at roof level on East elevation (pitch side) and change hard landscaping surface treatment from pavours to permeable asphalt.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 07.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04279/DISC **Ward : Selhurst**
Location : Selhurst Sports Arena **Type: Discharge of Conditions**
Dagnall Park
South Norwood
London
SE25 5PH

Proposal : Discharge of Condition 3 (external materials), Condition 4 (hard and soft landscaping), Condition 5 (Refuse Management Plan), Condition 6 (refuse and cycle storage), Condition 8 (artificial lighting) and Condition 14 (sustainability) attached to permission 22/01803/FUL for 'Demolition of existing single storey changing facility and removal of site management office. Erection of 2-storey multi-purpose sports pavilion with changing room facilities and associated works.'

Date Decision: 22.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04492/LP **Ward : Selhurst**
Location : 19 Guildford Road **Type: LDC (Proposed) Operations**
Croydon **edged**
CR0 2HL

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

Date Decision: 11.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/02129/FUL **Ward : Shirley North**
Location : 46 The Glade **Type: Full planning permission**
Croydon
CR0 7QD

Proposal : Demolition of the existing bungalow and the erection of 3 two storey houses each with private rear garden containing a cycle store, compost store with car parking spaces, waste storage, and soft landscaping with the existing dropped kerb modified to retain vehicular access

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 14.12.23

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

Level: Delegated Business Meeting

Ref. No. : 23/03060/DISC
Location : Longford Court
104 Wickham Road
Croydon
CR0 8BD

Ward : **Shirley North**
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 10 (Delivery and Servicing Plan) from planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 23.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03142/HSE
Location : 37 Orchard Way
Croydon
CR0 7NP

Ward : **Shirley North**
Type: Householder Application

Proposal : Erection of part single, part two storey, rear and side extensions, with rooms in the roof-space, and a front porch, following demolition of garage (retrospective application).

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03331/HSE
Location : 32 Bywood Avenue
Croydon
CR0 7RA

Ward : **Shirley North**
Type: Householder Application

Proposal : Replacement of single storey rear extension with associated works. Alterations to fenestrations. Relocation of front entrance from north elevation to south elevation. (Retrospective)

Date Decision: 14.11.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03630/LE
Location : 83 The Glade
Croydon
CR0 7QN

Ward : Shirley North
Type: LDC (Existing) Use edged

Proposal : Certificate for Existing Lawful Use of dwelling for Class C3(b) purposes for four occupiers

Date Decision: 08.12.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/03798/FUL
Location : 104 Long Lane
Croydon
CR0 7AP

Ward : Shirley North
Type: Full planning permission

Proposal : Ancillary use of ground floor as a nursery

Date Decision: 07.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03877/LP
Location : 2 Wickham Road
Croydon
CR0 8BA

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

Proposal : Change of use from a dwellinghouse (Use Class C3) to a childrens home (Use Class C2) for 3 young people and 2 staff/carers

Date Decision: 08.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03895/GPDO

Ward : Shirley North

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 129 The Glade
Croydon
CR0 7QQ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting 7.2m with a maximum height of 4.0m.

Date Decision: 30.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04013/GPDO
Location : 258 Longheath Gardens
Croydon
CR0 7TY
Ward : **Shirley North**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.75 metres

Date Decision: 07.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04048/DISC
Location : 1 Wyvell Close
Croydon
CR0 7DY
Ward : **Shirley North**
Type: Discharge of Conditions

Proposal : Discharge of Condition 5 (Reasonable Exception Statement) attached to planning permission ref. 23/03036/HSE for relocate driveway from private rear garden to front of property, install provision for electric vehicle charger, and install garden room in private rear garden.

Date Decision: 16.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04078/HSE
Location : 5 Teasel Close
Croydon
CR0 8YH
Ward : **Shirley North**
Type: Householder Application

Proposal : Erection of single-storey front extension

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 19.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04121/TRE
Location : 1 Peabody Close
Croydon
CR0 7AX

Ward : Shirley North
Type: Consent for works to protected trees

Proposal : T1 Yew - Crown lift tree by 2.5m over footpath and 5m over highway.
(TPO 21, 1989)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04157/DISC
Location : 76 Tower View
Croydon
CR0 7PW

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Discharge of condition 14 (construction logistics plan) of 23/02521/FUL Demolition of existing detached garage and shed, erection of a pair of two storey semi-detached houses, provision of modified driveway, provision of 3 parking spaces, refuse and recycling stores, and secure cycle parking.

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04204/DISC
Location : Longford Court
104 Wickham Road
Croydon
CR0 8BD

Ward : Shirley North
Type: Discharge of Conditions

Proposal : Details pursuant to the discharge of condition 9 (highway works) from planning permission 19/04136/OUT for 'Demolition of existing dwellinghouse. Erection of a 3/4 storey building comprising 9 flats, creation of vehicular access and parking area, cycle and refuse storage and amenity space including roof garden'

Date Decision: 20.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04236/NMA
Location : 49 Shirley Avenue
Croydon
CR0 8SN

Ward : **Shirley North**
Type: Non-material amendment

Proposal : Non material amendment to planning permission 22/05358/HSE for 'the Erection of two-storey side extension. Erection of single-storey rear extension following demolition of existing lean-to. Erection of single-storey front extension.' for alterations to fenestrations, installation of garage door, rooflight and replacement of window.

Date Decision: 07.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04252/LP
Location : 31 Chaffinch Avenue
Croydon
CR0 7SF

Ward : **Shirley North**
Type: LDC (Proposed) Operations edged

Proposal : Alterations and construction of a hip to gable end roof addition and rear dormer extension.

Date Decision: 21.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04268/HSE
Location : 110 Tower View
Croydon
CR0 7PW

Ward : **Shirley North**
Type: Householder Application

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

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04314/TRE
Location : Peter Kennedy Court
180 Orchard Way
Croydon
CR0 7LX

Ward : **Shirley North**
Type: Consent for works to protected trees

Proposal : G001 Hawthorn - Remove 1 no. dead hawthorn from group (sprayed with X at base)
G004 Mixed species - i) Prune out deadwood (<25mm diameter, or 500mm length) from 1 no. Oak (marked with pink X sprayed on trunk).
ii) Remove to ground level, 1 no. standing dead stem marked with pink X on stem.
T001 (tag 1359) White Mulberry - Tree with significant lean over road: Reduce crown by 2m from the tips and prune remaining crown as required to shape). Remove lowest 50mm diameter branch over driveway.
T002 (tag 1380) Oak - Standing dead stem: Fell
T008 (tag 1384) Sycamore - Young tree leaning over neighbouring property: Fell
T009 (tag 1338) Ash - Mature tree with cavity in base of trunk: Fell
T013 (tag 1335) Crack willow - Mature leaning tree with one failed stem: False pollard at 5m above ground level.
T014 (tag 1311) Crack willow - Mature multi-stemmed tree: False pollard to 5m above ground level.
T016 Cherry - Dead tree: Fell
T018 Cherry - Dead ivy-covered tree, hung-up in adjacent goat willow: Fell
T026 (tag1310) Cherry - Dead mature tree with pink X marked on stem: Fell
T030 Oak - Dead semi-mature tree: Fell
(TPO 41, 1979)

Date Decision: 18.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03161/HSE
Location : 2A Tideswell Road
Croydon
CR0 8PU

Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of single storey front/side/rear wraparound extension. Alterations to fenestrations and claddings.

Date Decision: 14.11.23

Permission Granted

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/03277/HSE
Location : 849 Wickham Road
Croydon
CR0 8EH

Ward : Shirley South
Type: Householder Application

Proposal : Replacement of existing windows and front door

Date Decision: 22.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03278/LBC
Location : 849 Wickham Road
Croydon
CR0 8EH

Ward : Shirley South
Type: Listed Building Consent

Proposal : Replacement of existing windows and front door

Date Decision: 22.12.23

Listed Building Consent Refused

Level: Delegated Business Meeting

Ref. No. : 23/03402/FUL
Location : 838 Wickham Road
Croydon
CR0 8ED

Ward : Shirley South
Type: Full planning permission

Proposal : Demolition of detached outbuilding. Erection of two storey with additional loft level 3-bedroom detached house on the land to the rear of No. 383 Wickham Road with access from Oak Avenue, including boundary treatments, car parking cycle storage and refuse bin storage and all associated site works.

Date Decision: 24.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03634/FUL

Ward : Shirley South

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 37 Bridle Road
Croydon
CR0 8HN
Type: Full planning permission

Proposal : Proposed front garden wall and gate

Date Decision: 20.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04074/HSE
Location : 1A Devonshire Way
Croydon
CR0 8BU
Ward : **Shirley South**
Type: Householder Application

Proposal : Erection of two-storey side and rear extension following refiguration of the garage. Loft conversion and installation of rooflights.

Date Decision: 22.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04272/LP
Location : 145 Shirley Way
Croydon
CR0 8PN
Ward : **Shirley South**
Type: LDC (Proposed) Operations edged

Proposal : Conversion of existing garage to habitable space. Replacement of existing garage door with a window. Removal of one door to side elevation.

Date Decision: 01.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/01209/HSE
Location : 26 Haling Park Road
South Croydon
CR2 6NE
Ward : **South Croydon**
Type: Householder Application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Demolition of existing garage; Excavation and alterations to land levels including retaining walls to provide vehicular parking and hardstanding within the site (part retrospective)

Date Decision: 08.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02692/DISC **Ward : South Croydon**
 Location : South Park Hotel **Type: Discharge of Conditions**
 3 South Park Hill Road
 South Croydon
 CR2 7DY

Proposal : Discharge of conditions 3 (Refuse details) and 4 (Fire safety) attached to planning permission 22/01628/FUL (Proposed temporary change of use to HMO (for a period of 3 years) from current temporary student accommodation use (original use hotel))

Date Decision: 13.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/02787/FUL **Ward : South Croydon**
 Location : 18 Haling Park Road **Type: Full planning permission**
 South Croydon
 CR2 6NE

Proposal : Demolition of existing dwelling and garage; erection of a three-storey building comprising 5 family houses; provision of modified access; provision of 5 parking spaces, refuse and recycling stores, secure cycle parking and communal landscaped amenity space to the front

Date Decision: 24.11.23

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

Level: Delegated Business Meeting

Ref. No. : 23/03132/FUL **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 112 Brighton Road
South Croydon
CR2 6AD
Type: Full planning permission

Proposal : Erection of single storey wraparound extension with 3no. skylights and first floor rear extension to facilitate the conversion of the property from a single dwellinghouse into 3 self-contained flats. Provision of associated soft and hard landscaping, cycle and refuse storage.

Date Decision: 06.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03136/HSE
Location : 35 Croham Park Avenue
South Croydon
CR2 7HN
Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 15.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03334/HSE
Location : 40 Croham Park Avenue
South Croydon
CR2 7HH
Ward : **South Croydon**
Type: Householder Application

Proposal : Alterations, including erection of single/two storey side/rear and roof extensions. Erection of first floor balcony to the front

Date Decision: 13.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03387/FUL
Location : 18C Selsdon Road
South Croydon
CR2 6PA
Ward : **South Croydon**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Demolition of existing building and erection of a four-storey building comprising 8 residential dwellings (Use Class C3), replacement commercial floorspace at ground floor (Use Class E), associated cycle parking, waste/recycling storage and other ancillary works

Date Decision: 14.11.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03413/HSE
Location : 85 Blenheim Park Road
South Croydon
CR2 6BH

Ward : **South Croydon**
Type: Householder Application

Proposal : Removal of existing garage and side store and erection of a two storey side extension and single storey rear extension, creation of roof extension with rear dormer and Juliette balcony and installation of windows and velux windows to front roof slope

Date Decision: 20.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03594/DISC
Location : 64 Selsdon Road
South Croydon
CR2 6PE

Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4 (Landscaping), 5 (Materials) and 6 (Cycle and refuse) attached to planning permission 19/03416/FUL for erection of a single storey lower ground front floor extension and three storey rear/side extension, alterations to the roof form and conversion to form 4 flats including associated waste and cycle storage, as well as rear communal area, landscaping and pedestrian accesses.

Date Decision: 14.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03636/FUL

Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Warehouse Type: Full planning permission
15A Churchill Road
South Croydon
CR2 6HE

Proposal : Part retrospective planning application for extension of staircase and provision of walkway to access first floor office/staff room, and other external alterations to the facade of building known as 15A Churchill Road, associated with Yard, Land R/O 15-39 (odd) Churchill Road.

Date Decision: 21.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03691/PDO Ward : **South Croydon**
Location : Communication Station Type: Observations on permitted
Beech Copse development
South Croydon
CR2 7ES

Proposal : Removal of existing 3no antennas to be replaced with proposed 3no antennas, addition of 1no dish on existing support pole and ancillary development thereto to include the addition of proposed 6no Remote Radio Units

Date Decision: 05.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03700/DISC Ward : **South Croydon**
Location : 24 Helder Street Type: Discharge of Conditions
South Croydon
CR2 6HT

Proposal : Discharge of conditions 3 (side elevation) and 4 (Fire Safety Strategy) attached to planning permission 21/02251/FUL for Alterations, erection of an attached single/two storey side and single/two storey rear extension with rear dormer extension to form a two bedroom dwelling (with gable end) with associated bin and cycle stores

Date Decision: 23.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03722/HSE **Ward : South Croydon**
 Location : 3 Haling Park Road Type: Householder Application
 South Croydon
 CR2 6NG

Proposal : Erection of single storey rear extension; alterations to existing rear extension and installation of a roof light; and raised decking / patio area with privacy screening.

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03783/DISC **Ward : South Croydon**
 Location : Rear Of 18-20 Chelsham Road Type: Discharge of Conditions
 South Croydon
 CR2 6HY

Proposal : Discharge of Condition 3 (Construction Logistics), 4 (Dropped Kerb Reinstatement), 6 (Hard and Soft Landscaping) and 7 (Refuse and Cycle Storage) attached to permission 22/03605/CONR for Demolition of garage and erection of a pair of two storey semi-detached houses with associated refuse and cycle storage and reinstatement of raised kerb

Date Decision: 28.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03784/DISC **Ward : South Croydon**
 Location : Rear Of 18-20 Chelsham Road Type: Discharge of Conditions
 South Croydon
 CR2 6HY

Proposal : Discharge of Condition 5 (Materials) attached to permission 22/03605/CONR for Demolition of garage and erection of a pair of two storey semi-detached houses with associated refuse and cycle storage and reinstatement of raised kerb

Date Decision: 28.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03802/DISC **Ward : South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : International House
5 Brighton Road
South Croydon
CR2 6EA
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Materials) attached to planning permission 22/00239/FUL for external alterations to building including changes to fenestration at ground floor on the front elevation; removal of staircore to rear; changes to fenestration on side elevations and rear elevations (including new window openings); and reduction to chimney height

Date Decision: 30.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03803/DISC
Location : International House
5 Brighton Road
South Croydon
CR2 6EA
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Materials) attached to planning permission 22/00260/GPDO for erection of a two storey upward (rooftop) extension to form 11 no. self-contained residential units.

Date Decision: 30.11.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03873/LP
Location : 50A Birdhurst Road
South Croydon
CR2 7EB
Ward : **South Croydon**
Type: LDC (Proposed) Operations edged

Proposal : Change of use of dwelling within Use Class C3a to C3b (children's/young peoples care home)

Date Decision: 08.12.23

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 23/03894/TRE
Ward : **South Croydon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Flat 1
Harlequin Court
234 Pampisford Road
South Croydon
CR2 6DB

Type: Consent for works to protected trees

Proposal : T1- Dawn Redwood: Crown lift to 4 metres measured from ground level.
(TPO 13, 1995)

Date Decision: 15.11.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/03992/HSE
Location : 11 Mount Park Avenue
South Croydon
CR2 6DU

Ward : **South Croydon**
Type: Householder Application

Proposal : Erection of two storey side extension and two storey rear extension with raised patio.
Roof alterations and erection of rear dormer with rooflights.

Date Decision: 08.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04006/TRE
Location : Amenity Land
Campion Close
Croydon

Ward : **South Croydon**
Type: Consent for works to protected trees

Proposal : T1 (197) - Blue Atlas Cedar - Fell
Reason for works - The tree is situated next to the pond and is causing significant damage to the pathway which has become a health and safety trip hazard
T1 (212) - Sycamore Tree - Fell
Reason for works - The tree is overhanging the pond, as the estate are having extensive pond works undertaken they would like to remove the tree to help maintain the pond
(TPO 48, 1979)

Date Decision: 01.12.23

Consent Refused (Tree application)

Level: Delegated Business Meeting

Ref. No. : 23/04120/TRE
Location : Clevedon Court
12 Normanton Road
South Croydon
CR2 7JW

Ward : South Croydon
Type: Consent for works to protected trees

Proposal : G1 6 Lime Trees - Repollard to previous points.
(TPO no. 4, 1996)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04161/PIP
Location : Hobart Court
60 South Park Hill Road
South Croydon
CR2 7DW

Ward : South Croydon
Type: Permission in Principle

Proposal : Permission in principle for removal of garages and erection of 9 dwellings

Date Decision: 28.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04234/LE
Location : 271 Brighton Road
South Croydon
CR2 6EN

Ward : South Croydon
Type: LDC (Existing) Use edged

Proposal : Certificate of lawful (existing use) as a 1 bedroom flat

Date Decision: 29.12.23

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 23/04289/PDO

Ward : South Croydon

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Bus Depot
Brighton Road
South Croydon
CR2 6EL
Type: Observations on permitted
development

Proposal : 1) The removal of 1no. Cabinets to be replaced with 1no. Cabinet
2) The removal and replacement of 9no. ERSs
3) The removal and replacement of 1no. GPS Node
4) The removal and replacement of 3no. antenna
5) Development ancillary reworks thereto

Date Decision: 06.12.23

Objection

Level: Delegated Business Meeting

Ref. No. : 23/04335/DISC
Location : 64 Selsdon Road
South Croydon
CR2 6PE
Ward : **South Croydon**
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (Construction Logistics Plan) attached to planning permission 19/03416/FUL for erection of a single storey lower ground front floor extension and three storey rear/side extension, alterations to the roof form and conversion to form 4 flats including associated waste and cycle storage, as well as rear communal area, landscaping and pedestrian accesses.

Date Decision: 21.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04591/PDO
Location : Arriva Bus Depot
Brighton Road
South Croydon
CR2 6EL
Ward : **South Croydon**
Type: Observations on permitted
development

Proposal : 1) The removal of 1no. Cabinets to be replaced with 1no. Cabinet
2) The removal and replacement of 9no. ERSs
3) The removal and replacement of 1no. GPS Node
4) The removal and replacement of 3no. antenna
5) Development ancillary reworks thereto.

Date Decision: 21.12.23

Objection

Level: Delegated Business Meeting

Ref. No. : 22/04283/FUL **Ward : South Norwood**
Location : 30A & 30B St Dunstan's Road **Type: Full planning permission**
South Norwood
London
SE25 6EU

Proposal : Retention of erection of 2 x 3 bedroom semi-detached two storey dwellings with associated soft and hard landscaping and provision of cycle and refuse storage (Not built in accordance with planning permission 10/03020/P). Construction of canopies to the front elevations of the dwellings [Part-Retrospective]

Date Decision: 13.11.23

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

Level: Delegated Business Meeting

Ref. No. : 23/02263/FUL **Ward : South Norwood**
Location : 1A High Street **Type: Full planning permission**
South Norwood
London
SE25 6EP

Proposal : Installation of extraction flue system to rear of building.

Date Decision: 23.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02413/FUL **Ward : South Norwood**
Location : Land To The Rear Of Carrick Court, 35 **Type: Full planning permission**
Lancaster Road
South Norwood
London
SE25 4BJ

Proposal : Erection of a two-storey building to contain 2no. flats, with alterations to the existing car parking area and other associated site alterations

Date Decision: 27.11.23

Permission Refused

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/02861/FUL
Location : 57 Whitworth Road
South Norwood
London
SE25 6XJ

Ward : South Norwood
Type: Full planning permission

Proposal : Erection of single storey rear extension and outbuilding in rear garden.

Date Decision: 24.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03490/LP
Location : 58 Dixon Road
South Norwood
London
SE25 6UE

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

Proposal : Erection of rear dormer and installation of three rooflights on the front roofslope and extension of soil vent pipe.

Date Decision: 24.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03631/LP
Location : 44 Sunny Bank
South Norwood
London
SE25 4TJ

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

Proposal : Erection of rear dormer and installation of two rooflights on the front roofslope and extension of soil vent pipe.

Date Decision: 20.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03682/HSE
Ward : South Norwood

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 30 Burgoyne Road
South Norwood
London
SE25 6JT
Type: Householder Application

Proposal : Erection of rear dormer roof extension, second floor to rear outrigger with solar panels on roof slopes and Installation of 2 rooflights to front roof slope.

Date Decision: 23.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03799/FUL
Location : 212A Selhurst Road
South Norwood
London
SE25 6XU
Ward : **South Norwood**
Type: Full planning permission

Proposal : Restoration and improvements to existing shopfront. Installation of new doorway and awning.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03814/FUL
Location : 18A Penge Road
South Norwood
London
SE25 4EX
Ward : **South Norwood**
Type: Full planning permission

Proposal : Erection of a part ground and part first floor side and rear extension and a rear roof extension, to extend an existing flat and create a new dwelling in the roof space. Formation of new car parking spaces and other associated site alterations.

Date Decision: 04.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03839/GPDO
Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

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

Type: Prior Appvl - Class AA upto 2 storeys

Proposal : Construction of two additional storeys above the front section of the building including the use of the roofspace as accommodation 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: 22.11.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03862/GPDO

Location : 5 Elm Park Road
South Norwood
London
SE25 6UA

Ward : **South Norwood**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5.5 metres with a maximum height of 3 metres

Date Decision: 22.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03863/LP

Location : 5 Elm Park Road
South Norwood
London
SE25 6UA

Ward : **South Norwood**

Type: LDC (Proposed) Operations edged

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

Date Decision: 07.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04003/TRE

Ward : **South Norwood**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 196A Selhurst Road
South Norwood
London
SE25 6XU
Type: Consent for works to protected trees

Proposal : T1 Common Lime Crown Reduction Height and Radial 2 metres reduction and a crown lift to raise 3 metres over the footpath and 5.5 metres over the road.
T2 Norway Maple 2 metre Crown Reduction
T3 Horse Chestnut Crown Reduction To reduce the overall height and radial spread cutting back away from street sign to provide a 1 2 metre/s clearance.
T4 - T8 Horse Chestnut 2 metre Crown Reduction
T9 Horse Chestnut 2 metres Crown Reduction
T10 Horse Chestnut 2 metres Crown Reduction
T12 Sycamore 2 metre Crown Reduction
T14 Leyland Cypress Hedge reduction: To reduce the height by up to 1 metre.
(TPO 3, 2000)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04190/DISC
Location : Elizabeth Cottage Rear Of 63
Portland Road
South Norwood
London
SE25 4UN
Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Discharge of Condition 9 (Arboricultural Method Statement) attached to permission 23/00086/FUL for 'Refurbishment and extension of existing Elizabeth Cottage. Erection of 3 additional dwellings with associated amenity space, cycle and refuse storage.'

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04196/DISC
Location : 18 Adair Close
South Norwood
London
SE25 4HF
Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (Landscaping) attached to PP 19/02683/FUL for the erection of a two bedroom end of terrace house.

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 20.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/04310/LP

Location : 8 Pembroke Road
South Norwood
London
SE25 6PB

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 rooflights.

Date Decision: 23.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04320/DISC

Location : 63 High Street
South Norwood
London
SE25 6EF

Ward : South Norwood

Type: Discharge of Conditions

Proposal : Discharge of condition 4 (cycle storage) attached to planning permission ref. 23/01272/FUL for retention of second floor and roof terrace and alterations to internal layout to provide 4x 1-bedroom flats

Date Decision: 01.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 21/01363/FUL

Location : The Grange
21-23 Norbury Road
Thornton Heath
CR7 8JP

Ward : Thornton Heath

Type: Full planning permission

Proposal : Erection of triple side and rear extension and conversion into 9 flats

Date Decision: 27.11.23

Not Determined application

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Level: Delegated Business Meeting

Ref. No. : 23/01821/FUL
Location : 27 Foulsham Road
Thornton Heath
CR7 8LQ

Ward : Thornton Heath
Type: Full planning permission

Proposal : Alterations, change of use from 6-person HMO (house in multiple occupation) (C4 use) to an 8-bedroom HMO for up to 8 occupiers (sui generis use), erection of L-shaped rear dormer extension, provision of 1x rooflight in front roofslope and associated refuse and cycle storage (part retrospective)

Date Decision: 07.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02751/FUL
Location : 24B Norwich Road
Thornton Heath
CR7 8NA

Ward : Thornton Heath
Type: Full planning permission

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

Date Decision: 20.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02896/FUL
Location : 24A Norwich Road
Thornton Heath
CR7 8NA

Ward : Thornton Heath
Type: Full planning permission

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

Date Decision: 01.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03115/LP

Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 90 Moffat Road
Thornton Heath
CR7 8PW
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a single storey outbuilding in rear garden replacing existing outbuilding and installation of steps to the rear garden.

Date Decision: 20.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03216/CONR
Location : 91 High Street
Thornton Heath
CR7 8RY
Ward : **Thornton Heath**
Type: Removal of Condition

Proposal : Variation of Condition 5 (hours of operation) attached to planning permission ref: 18/06057/FUL for 'Change of use of the ground floor to adult gaming centre (Sui Generis) and external alterations and associated works.'

Date Decision: 27.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03306/GPDO
Location : 56-58 High Street
Thornton Heath
CR7 8LF
Ward : **Thornton Heath**
Type: Prior Appvl - Class AA upto 2
storeys

Proposal : Erection of additional storey to building to form 1 x 2-bed flat (Notification of prior approval under Schedule 2, Part 20, Class AB of the GPDO 2015 (as amended)).

Date Decision: 16.11.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03405/FUL
Location : 68 Beulah Road
Thornton Heath
CR7 8JF
Ward : **Thornton Heath**
Type: Full planning permission

Proposal : Erection of single storey rear extension and conversion of ground floor into 1 X 2 bedroom flat and 1 X studio flat.

Date Decision: 06.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03591/LP
Location : 7 Foulsham Road
Thornton Heath
CR7 8LQ
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged
Proposal : Use of existing dwellinghouse (class C3 use) for the provision of care for 3 young people
and a team of 2 support staff living together as a single household (class C2 use)

Date Decision: 13.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03896/GPDO
Location : 183 Ross Road
South Norwood
London
SE25 6TN
Ward : **Thornton Heath**
Type: Prior Appvl - Class A Larger
House Extns
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of
3.2 metres

Date Decision: 30.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03914/GPDO
Location : 20 Wharnccliffe Road
South Norwood
London
SE25 6SJ
Ward : **Thornton Heath**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting 4.0m with a maximum height of 3m

Date Decision: 30.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03957/DISC
Ward : **Thornton Heath**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

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: 14.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04105/LP
Location : 160 Burlington Road
Thornton Heath
CR7 8PH
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear/side extension, binstore in the front garden, raised patio and awning at the rear. Alterations of fenestrations, installation of a rooflight on the rear roofslope, removal of soil vent pipe and installation of air handling unit

Date Decision: 22.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/04117/LP
Location : 4 Wharnccliffe Gardens
South Norwood
London
SE25 6DQ
Ward : Thornton Heath
Type: LDC (Proposed) Operations
edged

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

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04135/HSE
Ward : Thornton Heath

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 9 Kitchener Road
Thornton Heath
CR7 8QN
Type: Householder Application

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

Date Decision: 18.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04250/LP
Location : 147 Ross Road
South Norwood
London
SE25 6TW
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

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

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04489/LP
Location : 14 Elm Road
Thornton Heath
CR7 8RH
Ward : **Thornton Heath**
Type: LDC (Proposed) Operations
edged

Proposal : Alterations and erection of dormer extensions in the rear roof slopes and installation of rooflights in the front roof slope.

Date Decision: 07.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/00741/HSE
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 8 Waddon Close
Croydon
CR0 4JT
Type: Householder Application

Proposal : Decking in rear garden (Retrospective).

Date Decision: 05.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02116/FUL
Location : Shop And Premises
351 Purley Way
Croydon
CR0 4NW
Ward : **Waddon**
Type: Full planning permission

Proposal : Alterations to fenestrations, roof and facades with associated works. Erection of 2no. front dormers and 2no. rear dormers.

Date Decision: 22.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/02117/LBC
Location : Shop And Premises
351 Purley Way
Croydon
CR0 4NW
Ward : **Waddon**
Type: Listed Building Consent

Proposal : Alterations to fenestrations, roof and facades with associated works. Erection of 2no. front dormers and 2no. rear dormers. Internal alterations covering staircases, partitions, fireplaces and internal structures.

Date Decision: 22.12.23

Listed Building Consent Granted

Level: Delegated Business Meeting

Ref. No. : 23/03200/ADV
Location : Advertising Right Adjoining 309
Purley Way
Croydon
CR0 4NU
Ward : **Waddon**
Type: Consent to display advertisements

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Removal of existing advertisement and the installation of an internally illuminated digital display.

Date Decision: 24.11.23

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 23/03352/HSE
Location : 6 Ravenswood Road
Croydon
CR0 4BL

Ward : Waddon
Type: Householder Application

Proposal : Demolition of existing ground floor rear extension and erection of ground floor rear extension with 2 roof lights and bi-folding doors

Date Decision: 23.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03504/HSE
Location : 57 Coldharbour Road
Croydon
CR0 4DY

Ward : Waddon
Type: Householder Application

Proposal : Erection of single-storey side return extension.

Date Decision: 14.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03688/GPDO
Location : 29 Warrington Road
Croydon
CR0 4BH

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

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 3.05 metres

Date Decision: 04.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/03706/GPDO **Ward : Waddon**
Location : 63 Denning Avenue Type: Prior Appvl - Class A Larger
Croydon House Extns
CR0 4DJ

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.77 metres

Date Decision: 16.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03726/GPDO **Ward : Waddon**
Location : 41 Waddon Road Type: Prior Appvl - Class E to
Croydon (dwellings) C3
CR0 4LH

Proposal : Proposed change of use from Class E to Class C3 for 2 self-contained flats

Date Decision: 15.12.23

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 23/03889/DISC **Ward : Waddon**
Location : 1-3 Queensway, Purley Way And 12 Imperial Way Type: Discharge of Conditions
Croydon
CR0 4BD

Proposal : Discharge of condition 5 (details of fences) attached to planning permission 23/02149/CONR dated 12/10/2023 for Variation of Condition 2 (Approved Drawings), Condition 32 (Drainage Strategy) and Condition 33 (Drainage Strategy) of planning permission ref. 21/06359/FUL for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 08.12.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03900/DISC **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 1-3 Queensway, Purley Way And 12 Imperial Way
Croydon
CR0 4BD

Proposal : Discharge of conditions 32 (drainage details Building CR1) and 33 (drainage details Building CR2) attached to planning permission 23/02149/CONR dated 12/10/2023 for Variation of Condition 2 (Approved Drawings), Condition 32 (Drainage Strategy) and Condition 33 (Drainage Strategy) of planning permission ref. 21/06359/FUL for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 14.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/03908/DISC

Ward : Waddon

Location : 1-3 Queensway, Purley Way And 12 Imperial Way
Croydon
CR0 4BD

Proposal : Discharge of condition 39 (details of piling) attached to planning permission 23/02149/CONR dated 12/10/2023 for Variation of Condition 2 (Approved Drawings), Condition 32 (Drainage Strategy) and Condition 33 (Drainage Strategy) of planning permission ref. 21/06359/FUL for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 14.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04098/DISC

Ward : Waddon

Location : 1-3 Queensway, Purley Way And 12 Imperial Way
Croydon
CR0 4BD

Proposal : Discharge of conditions 9 (Biodiversity Enhancement Strategy for Building CR1) and 10 (Biodiversity Enhancement Strategy for Building CR2) attached to planning permission 23/02149/CONR dated 12/10/2023 for Variation of Condition 2 (Approved Drawings), Condition 32 (Drainage Strategy) and Condition 33 (Drainage Strategy) of planning permission ref. 21/06359/FUL for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 22.12.23

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/04122/DISC **Ward : Waddon**
Location : 1-3 Queensway, Purley Way And 12 Imperial Type: Discharge of Conditions
Way
Croydon
CR0 4BD

Proposal : Discharge of conditions 6 (landscaping and boundary treatment for Building CR1) and 7 (landscaping and boundary treatment for Building CR2) attached to planning permission 23/02149/CONR dated 12/10/2023 for Variation of Condition 2 (Approved Drawings), Condition 32 (Drainage Strategy) and Condition 33 (Drainage Strategy) of planning permission ref. 21/06359/FUL for demolition of all existing buildings and erection of two flexible industrial units (Use Classes E(g)(iii), B2 and B8), alongside the provision of parking and landscaping and associated works.

Date Decision: 22.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 22/00689/FUL **Ward : Woodside**
Location : 74 - 74A Woodside Green Type: Full planning permission
South Norwood
London
SE25 5EU

Proposal : Change of use, erection of single-storey rear extension, dormer roof extension, shopfront alterations, rear boundary treatment and conversion into three flats.

Date Decision: 04.12.23

Not Determined application

Level: Delegated Business Meeting

Ref. No. : 23/00716/DISC **Ward : Woodside**
Location : Development Site Former Site Of Queens Type: Discharge of Conditions
Arms
40 Portland Road
South Norwood
London

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Discharge of Condition 15 (Delivery and Servicing Plan) attached to permission 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self- contained flats; provision of cycle and refuse storage (integrated communal roof garden).'

Date Decision: 04.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/00720/FUL

Ward : Woodside

Location : 13 Birchanger Road
South Norwood
London
SE25 5BA

Type: Full planning permission

Proposal : Conversion of an existing semi-detached dwelling into two self-contained residential flats.

Date Decision: 29.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/00768/DISC

Ward : Woodside

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

Type: Discharge of Conditions

Proposal : Discharge of Condition 10 (carbon emissions reduction) attached to permission 20/06358/FUL for 'Demolition of existing building and construction of mixed used building part three/four/five storeys to provide commercial space at ground floor level (Class A1/A2/B1A Uses) and 30 self- contained flats; provision of cycle and refuse storage (integrated communal roof garden).'

Date Decision: 04.12.23

Not approved

Level: Delegated Business Meeting

Ref. No. : 23/01188/FUL

Ward : Woodside

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 9 Doyle Road
South Norwood
London
SE25 5JN
Type: Full planning permission

Proposal : Erection of two-storey side extension to create new 1 bedroom dwelling. Alterations to existing dwelling, including alterations to the elevations, erection of part single, part double storey rear extension, erection of outbuilding, internal alterations to layout and re-building of brick wall to front.

Date Decision: 30.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/02702/FUL
Location : Woodside Baptist Church
Spring Lane
South Norwood
London
SE25 4SP
Ward : **Woodside**
Type: Full planning permission

Proposal : Change of use of a single-storey building (Fellowship Hall) from community hall (Use Class F2(b)) to office space (Use Class E(g)(i)) with associated erection of single-storey side extension and single-storey building (following demolition of existing shed and removal of existing metal storage), and Associated alterations including changes to the internal layout and external appearance of the single-storey halls

Date Decision: 16.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03029/HSE
Location : 93 Adams Way
Croydon
CR0 6XR
Ward : **Woodside**
Type: Householder Application

Proposal : Erection of single storey rear conservatory

Date Decision: 16.11.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03070/HSE
Ward : **Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : 132 Crowther Road
South Norwood
London
SE25 5QS
Type: Householder Application

Proposal : Erection of part single storey and part two storey rear extensions. (Amendments to 23/01823/HSE)

Date Decision: 15.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03632/LP
Location : 149 Beckford Road
Croydon
CR0 6HZ
Ward : **Woodside**
Type: LDC (Proposed) Use edged

Proposal : Change of use of a House in Multiple Occupation (Use Class C4) as a children's home for 3 young people and a team of 2 support staff living together as a single household (Use Class C2)

Date Decision: 04.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03882/LP
Location : 436 Davidson Road
Croydon
CR0 6DH
Ward : **Woodside**
Type: LDC (Proposed) Operations edged

Proposal : Change of use from C4 to C2 for use of existing house for the provision of care to no more than 3 young people living together as a single household

Date Decision: 07.12.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03917/FUL
Location : 266 Portland Road
South Norwood
London
SE25 4SL
Ward : **Woodside**
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of single storey side and rear extensions and erection of dormer window to rear roof slope. Conversion of resulting building to provide three flats with associated refuse and cycle storage.

Date Decision: 14.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04084/LP

Ward : Woodside

Location : 23 Balfour Road
South Norwood
London
SE25 5JY

Type: LDC (Proposed) Operations
edged

Proposal : Erection of roof extension to rear of main roofslope and outrigger, installation of two rooflights into front roofslope, removal of chimney at rear.

Date Decision: 20.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04090/LP

Ward : Woodside

Location : 11 Lindfield Road
Croydon
CR0 6HN

Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey rear extension. Hip to gable loft conversion, erection of rear dormer and installation of three rooflights on the front roofslope and extension of pipe.

Date Decision: 22.12.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04128/LP

Ward : Woodside

Location : 111 Birchanger Road
South Norwood
London
SE25 5BH

Type: LDC (Proposed) Use edged

Proposal : Use of existing dwellinghouse (class C3a use) as supported accommodation (class C3b use) for up to 6 people (including carer)

Date Decision: 14.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/04148/GPDO **Ward : Woodside**
Location : 595 Davidson Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 6DU

Proposal : Erection of a single storey rear extension projecting out 6 metres from the rear wall of the original house with a height to the eaves of 3 metres and a maximum height of 3.15 metres

Date Decision: 12.12.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/04156/HSE **Ward : Woodside**
Location : 78 Harrington Road **Type: Householder Application**
South Norwood
London
SE25 4LY

Proposal : Erection of rear ground floor wraparound extension, internal alterations and all associated works.

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 22/00006/FUL **Ward : West Thornton**
Location : 43 Ashley Road **Type: Full planning permission**
Thornton Heath
CR7 6HW

Proposal : Change of use of building from a dwelling house (Class C3) to a 5-bed House in Multiple Occupation (HMO) (Class C4) with associated refuse and cycle storage (Retrospective).

Date Decision: 23.11.23

Permission Refused

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/01387/FUL **Ward : West Thornton**
Location : 14 Dovercourt Avenue Type: Full planning permission
Thornton Heath
CR7 7LG

Proposal : Erection of single storey rear extension. Erection of single storey side extension and conversion of the dwelling from one dwelling to two dwellings.

Date Decision: 15.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/01729/CONR **Ward : West Thornton**
Location : 20 - 24 Mayday Road Type: Removal of Condition
Thornton Heath
CR7 7HL

Proposal : Variation (section 73 application) to planning permission 21/05412/FUL granted for demolition of existing buildings and redevelopment of site to provide 3 no. replacement buildings ranging from one to five storeys in height, comprising 57 new dwellings, with associated access, parking and landscaping.

Further explanation (not forming part of the formal description of development set out above): This proposal is for minor internal/external alterations; increase the proportion of 3 bed units by 6 with no change in the overall number of units; introduction of a completely private scheme with no affordable housing provision.

Date Decision: 29.11.23

Appeal Contested - (grounds of appeal)

Level: Delegated Business Meeting

Ref. No. : 23/02575/GPDO **Ward : West Thornton**
Location : 789 London Road Type: Prior Appvl - Class E to
Thornton Heath (dwellings) C3
CR7 6AW

Proposal : Change of use of offices (within use Class E) to residential (within use Class C3) to comprise two one-bedroom self-contained flats with associated cycle storage and bin-storage.

Date Decision: 21.11.23

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 23/02864/LP
Location : 672 London Road
Thornton Heath
CR7 7HU
Ward : **West Thornton**
Type: LDC (Proposed) Operations
edged

Proposal : Erection of single storey outbuilding in rear garden replacing existing outbuilding.

Date Decision: 20.11.23

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 23/03152/FUL
Location : 309 Thornton Road
Croydon
CR0 3EY
Ward : **West Thornton**
Type: Full planning permission

Proposal : Alterations, change of use from single dwellinghouse (class C3) to 6-bedroom 6-person HMO (house in multiple occupation) (class C4), erection of single-storey rear extension, L-shaped rear dormer extension and provision of 1x rooflight in front roofslope

Date Decision: 23.11.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/03382/GPDO
Location : 10 Curzon Road
Thornton Heath
CR7 6BR
Ward : **West Thornton**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of a single storey rear extension projecting out 4 metres from the rear wall of the original house with a height to the eaves of 2.9 metres and a maximum height of 3.3 metres

Date Decision: 13.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03416/LP
Location : 62 Ashley Road
Thornton Heath
CR7 6HU
Ward : **West Thornton**
Type: LDC (Proposed) Operations
edged

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Erection of roof extension in rear roofslope, with Juliet Balcony, and Installation of two rooflights into front roofslope.

Date Decision: 14.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 23/03541/HSE
Location : 52 Keston Road
Thornton Heath
CR7 6BS

Ward : West Thornton
Type: Householder Application

Proposal : Erection of first floor side extension, hip to gable roof extension, erection of rear dormer and installation of three front rooflights

Date Decision: 20.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03610/GPDO
Location : 37 Keston Road
Thornton Heath
CR7 6BT

Ward : West Thornton
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 meters with a maximum height of 3.427 metres

Date Decision: 16.11.23

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 23/03755/LP
Location : 28 Fairlands Avenue
Thornton Heath
CR7 6HA

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

Proposal : Erection of domer roof extension in rear roofslope and Installation of 3 No. Rooflights in front roofslope.

Date Decision: 24.11.23

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Ref. No. : 23/03852/FUL **Ward : West Thornton**
Location : 29 Aurelia Gardens Type: Full planning permission
Croydon
CR0 3BD

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

Date Decision: 08.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/03885/NMA **Ward : West Thornton**
Location : Dunheved Hotel Type: Non-material amendment
639-641 London Road
Thornton Heath
CR7 6AZ

Proposal : Non-material amendment (changes to description of development) linked to application 21/01959/CONR for variation of Condition 1 (Drawings), 5 (SUDs) and 7 (Details) of permission ref 18/05620/FUL for Excavation of two-storey basement under existing forecourt car park to provide an additional 18 bedrooms to the existing hotel, associated lightwells and alterations to the external forecourt

Date Decision: 16.11.23

Approved

Level: Delegated Business Meeting

Ref. No. : 23/03994/FUL **Ward : West Thornton**
Location : 5 Beddington Terrace Type: Full planning permission
Mitcham Road
Croydon
CR0 3HG

Proposal : Alterations, demolition of existing rear extensions, erection of single storey rear/side extension and rear dormer extension, alterations to shopfront to provide bin store and provision of 1x rooflight in front roofslope

Date Decision: 15.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04064/FUL **Ward : West Thornton**

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Location : Shop
729 London Road
Thornton Heath
CR7 6AU
Type: Full planning permission

Proposal : Conversion of part of existing shop premises to provide a separate entrance for 1st floor accommodation.

Date Decision: 15.12.23

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 23/04123/TRE
Location : 8 Namton Drive
Thornton Heath
CR7 6EP
Ward : **West Thornton**
Type: Consent for works to protected trees

Proposal : T1 Oak: fell: large dieback, tree is in decline and unsuitable for retention
T2 and T3 Oak: Deadwood and remove weak branches
(TPO No. 17, 1978)

Date Decision: 01.12.23

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 23/04217/FUL
Location : 20 Stanley Grove
Croydon
CR0 3QU
Ward : **West Thornton**
Type: Full planning permission

Proposal : Change of use from single dwellinghouse (class C3) to 5-bedroom 5-person HMO (house in multiple occupation) (class C4) (retrospective)

Date Decision: 20.12.23

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 23/04473/TR5
Location : 11 Namton Drive
Thornton Heath
CR7 6EP
Ward : **West Thornton**
Type: 5 Day Notification to Remove TPO(s)

Proposal : Oak Tree - Fell
(TPO no. 17, 1978)

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Date Decision: 06.12.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/04102/AUT

Location : Betts Park Croydon Road Penge London

Ward : Out Of Borough

Type: Consultation from Adjoining Authority

Proposal : Erection of a cast stone obelisk with concrete core on an existing stone plinth, to create a monument of approximately 6m in height (Adjoining Borough Consultation from London Borough of Bromley)

Date Decision: 16.11.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 23/04266/AUT

Location : 156-160 Beddington Lane Beddington Sutton
CR0 4TE
(Within London Borough Of Sutton)

Ward : Out Of Borough

Type: Consultation from Adjoining Authority

Proposal : Application to clear condition 3 (Demolition Plan) of approved application DM2022/01134.
(Adjoining Borough Consultation Received)

Date Decision: 21.11.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Ref. No. : 23/04267/AUT

Location : 156-160 Beddington Lane Beddington Sutton
CR0 4TE
(Within London Borough Of Sutton)

Ward : Out Of Borough

Type: Consultation from Adjoining Authority

Proposal : Application to clear condition 4 (construction logistics and management plan) of approved application DM2022/01134.
(Adjoining Borough Consultation Received)

Date Decision: 21.11.23

Adj Borough - No Comment On Proposal

Level: Delegated Business Meeting

Decisions (Ward Order) since last Planning Control Meeting as at: 2nd January 2024

Proposal : Redevelopment of the site, including demolition of all existing buildings and structures, comprising new homes across four new buildings and the provision of flexible Class E floorspace at ground level fronting Streatham Vale and Woodgate Drive. Provision of associated private and communal landscaped amenity areas, play space, disabled parking spaces, refuse storage and cycle parking (consolidated and decentralised) with ancillary workshop.

(For public consultation purposes the proposed development includes:

- Up to 237 homes (Class C3) comprising of the following mix: 4 x studio units, 67 x 1-bed units, 135 x 2-bed units and 31 x 3-bed units;
- Four new buildings between part 5 storeys (17.5 metres) and 14 storeys (49 metres) in height; and
- 519 sq.m of flexible Class E floorspace designed to serve as a GP Surgery)

RE-CONSULTATION FOLLOWING RECEIPT OF NOVEMBER 2023 AMENDMENTS AS FOLLOWS:

- Introduction of a second stair core in blocks A, B and C
- Ground Floor changes to the layout of the landscaping

(Adjoining Borough Consultation from London Borough of Lambeth)

Date Decision: 28.12.23

No Objection

Level: Delegated Business Meeting

Ref. No. : 23/04633/AUT

Ward : Out Of Borough

Location : Land To The Rear Of 239-241
Woodmansterne Road, London, SW16 5TY

Type: Consultation from Adjoining
Authority

Proposal : Demolition of existing garages and erection of a new two-storey 2 bedroom dwelling with associated landscaping, cycle storage and bin storage - Adjoining Borough Consultation from London Borough of Lambeth

Date Decision: 29.12.23

No Objection

Level: Delegated Business Meeting

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