

# 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, 21 March 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  
tariq.aniemeka-bailey@croydon.gov.uk  
[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 13 March 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](mailto:Democratic.Services@croydon.gov.uk) or phone the number above by 4pm on the Tuesday before the meeting.

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

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

## **AGENDA – PART A**

**1. Apologies for absence**

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

**2. Minutes of Previous Meeting (Pages 5 - 20)**

To approve the minutes of the meetings held on Thursday, 22 June 2023 and Thursday, 11 January 2024 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 21 - 22)**

To receive the following presentations on a proposed development:

There are none.

**6. Planning applications for decision (Pages 23 - 26)**

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

**6.1 22/05363/FUL - Best Western, 122 Church Road, Upper Norwood, London, SE19 (Pages 27 - 42)**

Part demolition and construction of lower ground and ground floor rear extensions to accommodate additional hotel space, with a rear infill at first and second floor and other associated works.

Ward: Crystal Palace and Upper Norwood

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 43 - 44)**

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

**8.1 Weekly Planning Decisions (Pages 45 - 98)**

Attached is the list of Delegated and Planning Committee/Subcommittee decisions taken between 26 February 2024 to 8 March 2024.

**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 held on Thursday, 22 June 2023 at 6.00 pm in Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX

### MINUTES

**Present:** Councillor Michael Neal (Chair);  
Councillor Clive Fraser (Vice-Chair);  
Councillors Chris Clark, Danielle Denton, Lara Fish, Sean Fitzsimons,  
Mohammed Islam, Mark Johnson, Humayun Kabir and Luke Shortland

**Apologies:** Councillor Ian Parker, Simon Brew and Appu Srinivasan

### PART A

1/23 **Disclosure of Interest**

Councillor Fraser declared a previous working relationship with Martin Scholar, who spoke for the 32-44 Keeley Road development. They worked together at Lambeth Council over a decade ago and were both involved in work on the Vauxhall Nine Elms and Battersea Opportunity Area Planning Framework.

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

There was none.

3/23 **Appointments**

**RESOLVED**, to:

- Appoint Councillor Fish to replace Councillor Lee on the Committee; and,
- Councillor Brew would become a reserve member.

4/23 **Development presentations**

There were none.

5/23 **Planning applications for decision**

6/23 **23/00155/FUL - 198 Harrington Road, South Norwood, SE25 4NE**

Ward: Woodside

To demolish the existing end of terrace dwelling and other structures on site. To be replaced with seven 3-bed family housing with associated external works including access, parking, amenity space, landscaping, refuse and cycle storage.

Barry Valentine gave the presentation and to address questions and issues raised by Members.

The main issues raised at this meeting were as follows:

#### Design Layout

- Insufficient spacing between the proposed houses making the development closely condensed.
- Concerns were raised about the narrow access arc road and the impact this would have on accessibility to the site when considering highway safety.
- The Committee felt that the development disrupted the symmetry of existing houses and would impact the street's scene causing undue disturbance.

#### Daylight and Sunlight

- Concerns were raised about the layout of the buildings and the impact this may have on daylight and sunlight compliance.
- Some Councillors noted that BREEAM compliance may not be met due to the landscaping of the development and narrowness of buildings.
- Small windows were proposed for the first floor which would result in a lack of internal light to the dwellings.
- The previous application had failed due to a lack of natural light, but this was not addressed adequately in the updated plans. The

councillors requested to see more data and testing of trees shown in the CGI images, asked for an improved design, and a better scheme overall.

#### Potential impacts on neighbouring residential amenities in terms of outlook and privacy

- Footprint of the scheme dominated the site. It appeared to represent an overdevelopment in the area and was out of keeping and harsh.
- Development was likely to be intrusive on neighbouring residences as the properties were oriented to overlook gardens and there was no landscaping or screening to protect neighbours.

#### Biodiversity and drainage

- The site had little biodiversity and tree value.
- Flooding was a medium risk and a long-standing serious issue in the area. Regular flooding was cited as a recurring issue near a development located on Pottery Close. Upon reviewing the provided images, concerns were raised about this site experiencing similar issues.

#### Other issues

- The houses would serve a purpose for meeting housing need, which was needed in the borough, but this required demolition of a family home that was more in keeping with the neighbourhood.
- No proposal was provided for disabled units, although the Scheme included adaptive cycle spaces suitable for storage of mobility equipment.

Tim Cropper spoke in favour of the application advising that the proposed scheme would provide efficient and effective family homes. The houses would meet all relevant standards, demonstrate a good design solution, have no adverse impact on the amenity of neighbours, and would provide a resident benefit, which is access to South Norwood Country Park.

Councillor Mike Bonello spoke in opposition to the application noting that numerous residents in Woodside opposed the development. The construction

would result in the demolition of an older home which was in keeping with the character of the neighbourhood. The development was likely to create pressure on local services by increasing the density of the population and concerns had been raised by residents about their ability to be served properly with amenities and the knock-on effect of rubbish capacity and collection. The proposal had generated the greatest volume of communication in opposition.

After consideration of the officer's report, Councillor Fitzsimons proposed and Councillor Kabir seconded the officer's recommendation, and the Committee voted three in favour, six against, and one abstention, so the motion thereby fell.

A second motion for REFUSAL, on the grounds of the site layout and massing, quality of accommodation for the future occupiers, impacts on neighbouring amenity and highway safety concerns was proposed by Councillor Denton. This was seconded by Councillor Fraser with six in favour, three against and one abstention, so planning permission was **REFUSED** for development at 198 Harrington Road SE25.

7/23 **21/04380/FUL - 15 & R/O 17 Wattendon Road, Kenley, CR8 5LW**

This item was removed from the agenda due to conflicting information between the submission documents received, which was identified during the week leading up to committee.

8/23 **22/04309/FUL - 32-44 Keeley Road and 31-57 Drummond Road, Croydon, CR0 1TH**

Ward: Fairfield

To demolish existing buildings and structures to develop two new building blocks containing residential uses, basement, private and communal amenity space, associated car parking, cycle parking, refuse storage, plant, and other associated works. The development is to create 144 new homes.



Ross Gentry gave the presentation and addressed the questions and issues raised by Members.

The main issues raised through questions and debate at this meeting were as follows:

#### Impact on neighbouring property

- Discussion and debate around daylight and sunlight impacts to Keely House and Frith Road; officers summarised the impacts with some minor, moderate and major adverse impacts.
- Have to balance the harm against the benefits of the scheme.
- Discussion around the existing Citiscape building line and the proposed, in terms of impact to Frith Road.

#### Future occupier amenity

- Limited separation between Blocks A and B, impacting on the occupier's amenity and daylight and sunlight. Less than the 18-21m separation yardstick, at 10m gap, which is an important consideration.
- Discussion around play space on the site and routes to nearby parks. Play space contribution of £4,000 secured; possibility of use of part of the sustainable transport contribution to improve access for local children to nearby parks could be explored.
- Some members felt amount of green space was good.
- Some members felt the standard of accommodation worked well.
- Discussion around number of blue badge spaces.

#### Design issues

- Appropriate location for a tall building in the CMC and edge of OAPF.
- Stepped design appropriate and some members commented on positive aspects of the design and evolution since PRP.
- Concern from some members on tightness of the development, site layout and daylight and sunlight impacts.
- The building is three to four storeys too tall, and it should be built within the envelope of the existing buildings height.

- Discussion around public realm and what is secured as part of the scheme.
- Some members supported the design and Frith Road frontage.
- Discussion around the ground floor uses and active frontages.
- Need for commercial and office space in town centre.

#### Affordable housing

- There is a lack of affordable housing being proposed, considering the number of units offered. Does not meet the 50% requirement for affordable housing.
- Mayor of London has mentioned that there should be social renting products in schemes going forward. This scheme proposes shared ownership and London Affordable Rent rather than social rent.
- Discussion around viability matters.
- Although there are 144 homes, only 44 homes are two-bed accommodations whereas in the existing building, there are 73 two-bed apartments. Some concern over lack of family accommodation.
- The Croydon Council policy is that 5% of homes on the site should be dedicated family homes, 6% is proposed, therefore, the scheme is compliant with family accommodation requirements.
- Some members welcomed the number of homes and affordable housing offer.
- The development should include Keeley House site as the overall number of homes to be developed would be significantly higher. A joint venture could incorporate mansion block-type properties thus reducing the height of the buildings and allowing for the development of more units and family homes on the site.

#### Heritage Issues

- Mid-Croydon Conservation Area Advisory Panel and lack of Historic England representations discussed.
- Benefits need to be considered against the harm.
- Some members felt harm to heritage limited, some felt heritage harm unjustified.

- Discussion around colour of bricks – some members preferred the red brick, others preferred the previous iteration in grey.
- When taking a balanced view and considering benefits against the heritage harm, there was a lack of certainty that this scheme would deliver sufficient benefits to justify damage to heritage assets in the central Croydon area.

#### Other Issues

- Would have been better to have a comprehensive scheme for both this site and Keeley House, which could deliver more homes, but understood that they had this application to determine. Two tall buildings would be very difficult to deal with.

Jacquie Andrews attended to represent the position of the neighbouring property, Keeley House. Concern was raised about the scale, bulk and mass of the proposed buildings, closer to Keeley house and the impact on the flats and nursery. The proximity of the development may dominate and harm the quality of living for Keeley's residents causing loss of privacy, overbearing presence and loss of daylight and sunlight, and is an overdevelopment of the site. Redevelopment of the site should be sought with both Keeley House and Citiscape.

Martin Scholar spoke in support of the proposal and advised that extensive changes had been made to the design through pre-application discussions. In relation to consultation, a programme of community engagement was undertaken and extensive dialogue with the residents in Keeley House remained ongoing. Keeley House was in pursuit of their own pre-application development, independent of Citiscape. This scheme was a policy compliant proposal comprised of 22 homes, 16 shared ownership flats and, 6 affordable rent flats, in contrast to the zero affordable homes in the currently vacant building. The mentioned benefits included:

- 122 private homes, with 22 affordable homes
- a significantly improved design in comparison to the existing building
- improved pedestrian environment

- significant biodiversity net gain
- new open space for residents
- 56% reduction in carbon emissions
- around 300 jobs created during construction.

After consideration of the officer’s report and answers provided, the motion to **GRANT** the application based on the officer’s recommendation was proposed by Councillor Shortland and seconded by Councillor Denton.

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

The Committee **RESOLVED** to **GRANT** the application for the development at 32-44 Keeley Road and 31-57 Drummond Road, Croydon, CR0 1TH.

The item will need to be submitted to the GLA for Stage Two.

9/23 **Items referred by Planning Sub-Committee**

There were none.

10/23 **Other planning matters**

There were none.

11/23 **Weekly Planning Decisions**

The report was received for information.

The meeting ended at 9pm

**Signed:**

**Date:**

.....  
 .....

## Planning Committee

Meeting held on Thursday, 11 January 2024 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, Chris Clark, Lara Fish, Sean Fitzsimons,  
Mark Johnson, Humayun Kabir and Elily Ponnuthurai

**Also Present:** Councillors Mario Creatura and Ria Patel

**Apologies:** Councillors Mohammed Islam and Appu Srinivasan

### PART A

1/24 **Minutes of Previous Meeting**

**RESOLVED** that the minutes of the meeting held on Thursday, 28 September 2023 and Thursday, 23 November be signed as correct records.

2/24 **Disclosure of Interest**

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

3/24 **Urgent Business (if any)**

There was none.

4/24 **Development presentations**

There were none.

5/24 **Planning applications for decision**

6/24 **21/02431/FUL - Development Site, Former Site Of 17 - 21 Dingwall Road,  
Croydon, CR0 2NA**

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

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

- With regard to the affordable housing financial viability reviews, matters such as profit levels and the existing use value of the site were assessed by independent consultants. The details provisions of the financial viability reviews are included in the section 106 agreement. The Greater London Authority (GLA) had provided clear guidance on how section 106 agreements should be written and the way that the early and late-stage review mechanism were set out. The agreement between the NHS and landowner on the cost of the site was between them however the applicant could not claim to give the site to the NHS for free and then charge them a rate as this money could have been used to increase the affordable housing provision on the site. The Financial Review mechanism exists to ensure that any increased developer profit is fairly apportioned, and if changes (e.g. finance costs, commercial rates) result in additional developer profit, this would be reflected in the Financial Viability Reviews. If there was an uplift in value then it would be split between the Council and the developer, the GLA's guidance on the standard split was 60/40 split in favour of the Council.
- The developer was required to seek to achieve grant funding however this level of affordable housing was unlikely to be eligible for any grant funding.
- The developer was building a facility suitable for the NHS in line with the site allocation. Any commercial agreement between the NHS and the developer would exclude the Local Planning Authority. The NHS have stated that they had a general need for floor space in the local area and once the facility had been built then the NHS would decide what their priority need was in the area and before deciding what the facility would be used for specifically.
- The NHS had asked for an ambulance space to be provided and this request had been met.
- The policy requirement was that an end user had to be specified, in this case it was the NHS. However, if the NHS decided that they no longer wanted to use the facility once it had been built then there was a requirement that if the space was uninhabited for two years then the developer would have to provide a basic fit out of the area for another party to use.
- There was a policy requirement in the London plan called the urban green factor which determined a target for the amount of greenery on the site, which has been complied with.

- The developer had provided a transport statement which had been reviewed by Council officers and the TFL. The proposed development included three blue badge car parking spaces and the traffic movement on the site was likely to be relatively low.
- The Council had a list of sustainable transport measures which they allocated money towards, this included electric vehicle charging, car club spaces, improvements to public realm and improvements to cycle networks. The developer was providing a financial contribution of £199,000 for the Council to spend on improving sustainable transport and a £110,000 contribution for TFL to fund improvements to the capacity of their bus, tram and train networks.
- If there were patients who could not be transported themselves then there was an ambulance bay on site which may be able to assist with pick up and drop off.
- One of the three blue badge parking spaces on the site was for users of the NHS facility which could be booked.
- The NHS Head of Asset Management for south London had been in touch with officers, and they were assessing the NHS's needs across south London and not just the local area.
- The Council did not currently have a district energy network. The key consideration was that there were new developments which were ready to connect to a network if this changed in future so new developments would need to be future proof and there were clauses in the section 106 agreements to ensure that this was possible.
- The energy strategy was reviewed by the Council's sustainable design officer and they were satisfied with the proposal. Energy was scrutinised by the GLA during their assessment and there were no issues highlighted following their stage one review.
- The energy statement provided detail on the number of solar panels on the building and the amount of energy that they would be providing.
- The Council did not have a housing officer who commented on the viability, tenure or mix of affordable homes proposed within planning applications. The Council's planning officers used the GLA and independent viability consultants to assess the financial viability of housing schemes.
- The local plan set out the requirements for units and tenure mix, subject to flexibility .
- The developer previously had a registered social landlord (RSL) contract, and advice was provided from the RSL about their requirements for affordable homes in this location, which supported the tenure and unit mix which was proposed. The developer had advised that they had heard from several housing associations who were interested in taking over their affordable housing units.
- The application had been to the GLA, stage 1 was where the GLA were consulted on the application, and they had concerns regarding the amount of affordable housing which falls short of the target of 50%. Once officers had a draft section 106 agreement the application would be referred back to the GLA at Stage 2. The GLA would then have two weeks to review the comments made on the scheme and see whether their concerns had been met. They would then make their decision on

whether to allow the Council to make the decision on the application, to direct the Council to make a different decision, or to call in the application and make a decision themselves.

- There were two blocks on the site which formed one building and the blocks would share the play space and amenities. The rear block was a mix of affordable and market housing.
- There was no policy basis to stop individual homes from overlooking communal spaces, and passive surveillance is positive in terms of safety. The building was designed so that the communal lounge overlooks the communal garden to allow passive surveillance. In terms of the individual units overlooking the communal gardens, these had been amended and carefully orientated to allow privacy for residents whilst maintaining some passive surveillance. There was a landscape buffer which provided physical separation from the activity spaces within the communal garden for some units.
- The lower level units had worse daylight levels than the upper level units.
- BRE guidance explained that it was appropriate to set alternative target values in more urban areas. All of the single aspect units were East and West facing so there are no north-facing single aspect units, and the sunlight and daylight impacts were all an improvement on the extant consent.

Councillor Ria Patel spoke against the application, Jamie MacArthur spoke in support of the application. After the speakers had finished, the committee began the deliberation, during which they raised the following points:

- The scheme was in the right location for a development of its size, it had a high PTAL of 6b. The development was largely market housing which was acceptable in this location.
- The NHS provision was welcomed as there was often an issue with GP provision in schemes in the area.
- Efforts had gone into minimising the harm to local heritage and to the conservation area.
- The proposed development would provide 199 new quality homes which was needed in the local area. However, the nature of the housing, mainly 1-bedroom units was not suitable for the housing needs of the local area.
- There was a 50% target in Croydon for affordable housing and this development only had 9% affordable housing units.
- There was a strong wind tunnel on Dingwall Road already due to the number of high rise buildings along the road.
- The first to third floor plans showed that the lower units would have a poorer access to light and would experience privacy issues due to the office buildings in close proximity and the lack of screening for the units.
- The viability assessment of the scheme may have been out of date.
- There will be two financial reviews over the next two years which may result in more affordable housing.



- The cladding and fire escape improvements were essential improvements to the scheme.
- There were major issues regarding wind tunnelling but due to the precedent set with other developments along Dingwall Road made this difficult to mitigate.
- There had been a reduction in affordable housing in the scheme and this had been raised as an issue by the GLA and Council officers.
- The type of housing provided by the scheme meant that the developers were unlikely to receive a grant.
- The development did not meet the levels of affordable housing set out in the new housing strategy.
- There was an extant permission.
- The decision would go the GLA for a stage 2 review.
- The play areas were suitable for all ages.
- The site was prime for a significant development.
- There was a planned through route on the site, the fire safety arrangements had taken into account new regulations.
- Microclimate impact was a concern and would need to be looked at closely.

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

The motion to grant the application was taken to a vote and carried with five Members voting in favour and five Members voting against. The chair used his casting vote to vote in favour of the application.

The Committee **RESOLVED** to **GRANT** the application for the development at Development Site, Former Site Of 17 - 21 Dingwall Road, Croydon, CR0 2NA.

7/24

**23/02918/FUL - 29-31 Hollymeoak Road CR5 3QA**

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

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

- The highways officer, applicant and agent had shown that the required site lines could be achieved, this would require a slight cut back in some of the hedging on the boundary.

- A transport assessment was submitted with the application, and it was deemed that the scheme would not cause a significant increase in highway danger despite the increase in the usage of the road.
- The reduction in size of the proposed development from the previous application would reduce the impact of the development on the street scene. The stepped nature of the development was more acceptable than what had previously been dismissed.

Mina Samaan spoke against the application and Simon Grainger spoke in support of the application and the ward Member Councillor Creatura 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 proposed development would provide six family homes which the local area needed.
- The proposed development would be in keeping with the street scene.
- The road was narrow and had reached saturation point.
- The site was in PTAL 0 rated area so there would likely be a lot of cars on the road.
- The site was on a bend which caused a potential hazard.
- There were no other terraced properties on the road and it was out of keeping with the area.
- The impact on 27 Hollymeoak road was of concern.
- The proposal was too big for the site.
- The proposed development was much improved on the scheme that had previously been refused.
- The scheme was a gentle densification and fit into the street scene.
- It was welcomed that new homes be built the south of the borough namely Coulsdon.
- Residents concerns should be taken into account.
- The design of the property was appreciated.
- The parking offered on the site was the maximum parking permitted in line with policy requirements.
- The garden spaces were extremely narrow.

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

The motion to grant the application was taken to a vote and carried with nine Members voting in favour and one Member voting against.

The Committee RESOLVED to GRANT the application for the development at 29-31 Hollymeoak Road.

8/24

#### **Items referred by Planning Sub-Committee**

There were none.

9/24 **Other planning matters**

There were none.

10/24 **Weekly Planning Decisions**

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

The meeting ended at 9.26 pm

**Signed:**

**Date:**

.....

.....

This page is intentionally left blank

## **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.

This page is intentionally left blank

## PLANNING COMMITTEE AGENDA

### PART 6: Planning Applications for Decision

---

#### 1 INTRODUCTION

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

#### 2 MATERIAL PLANNING CONSIDERATIONS

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

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

### 3 **ROLE OF THE COMMITTEE MEMBERS**

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

### 4. **THE ROLE OF THE CHAIR**

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



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

## **5. PROVISION OF INFRASTRUCTURE**

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

## **6. FURTHER INFORMATION**

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

## **7. PUBLIC SPEAKING**

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

## **8. BACKGROUND DOCUMENTS**

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

## **9. RECOMMENDATION**

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

This page is intentionally left blank



This page is intentionally left blank

**1.0 APPLICATION DETAILS**

**Ref:** 22/05363/FUL  
**Location:** Best Western, 122 Church Road, Upper Norwood, London, SE19 2UG  
**Ward:** Crystal Palace and Upper Norwood  
**Description:** Part demolition and construction of lower ground and ground floor rear extensions to accommodate additional hotel space, with a rear infill at first and second floor and other associated works  
**Drawings:** 221 P1, 222 P2, 014 P1, 215 P1, 007 P1, 006 P1, 005 P1, 004 P1, 008 P1, 214 P1, 213 P1, 216 P1, 232 P1, 234 P1, 200 P1, 223 P3  
**Statements:** Planning Heritage and Design and Access Statement, Arboricultural Impact Assessment & Method Statement Report, Fire Safety Planning Statement  
**Agent:** Icen Planning  
**Case Officer:** George Clarke

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

- Objections above the threshold in the Committee Consideration Criteria have been received
- A referral to committee has been received from Councillor Claire Bonham

**2.0 RECOMMENDATION**

2.1 That the Planning Committee resolve to GRANT planning permission.

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

**Conditions**

1. Three-year time limit for commencement.
2. Requirement for development to be carried out in accordance with the approved drawings and reports.

Pre-Commencement of Development Conditions

3. Submission and approval of obscure glazing details for the dining room
4. Submission and approval of a Construction Management Plan and Construction Logistics Plan.
5. Submission and approval of material details
6. Submission and approval of design details including 1:20 sections
7. Submission and approval of landscaping details

8. Submission and approval of sustainable drainage systems

Compliance Conditions

9. Roof of the extensions not to be used as a balcony or terrace
10. Rooms to be used in accordance with C1 use class only
11. In accordance with Arboricultural Impact Assessment & Method Statement Report
12. In accordance with Fire Safety Statement
13. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

INFORMATIVES

1. Community Infrastructure Levy
  2. Code of practice for Construction Sites
  3. Compliance with Building/Fire Regulations
  4. Construction Logistics Informative
  5. Any other informative(s) considered necessary by the Director of Planning and Strategic Transport
- 2.3 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Church Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**3.0 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 3.1 The application seeks planning permission for demolition at lower ground floor level and construction of a new lower ground floor and ground floor extension, to contain hotel rooms at lower ground floor and a dining area at ground level. A first and second floor rear infill extension is also proposed to contain new hotel rooms. The alterations are to the south western section of the site.
- 3.2 The lower ground and ground floor extension would project 6.2m beyond the existing rear wall. At the closest point it would be set in 2.3m from the rear boundary line. The height would be 7.4m as measured from the ground level at the rear of the site. The addition would have a flat roof, be metal clad at ground floor and feature a glazed west facing wall. The lower ground floor would be finished in buff brick.
- 3.3 A rear infill extension is also proposed at first and second floor level. This would be 5.5m wide by 3.4m deep. The design would emulate the existing building in terms of the roof, the style and proportion of windows and render finish.
- 3.4 The proposal would result in a net increase of 6 hotel rooms as well as providing a new dining area. The dining area is to be used by residents of the hotel.
- 3.5 No changes to the servicing and parking arrangements on site are proposed.

## Site and Surroundings



(Figure 1: Aerial image of the hotel)

- 3.6 The site falls within the Church Road Conservation Area and Queen's Hotel is a locally listed building (dating from around 1854). The only part of the original building which remains reasonably intact is the central element of the building which fronts onto Church Road. Church Road is designated as a London Distributor Road. To the north (approximately 150 metres) is the boundary of the Upper Norwood District Centre.
- 3.7 The hotel occupies a prominent position on the street, due to its large scale and massing set on a variety of planes. It is faced with stucco and decorative treatments, including a projecting cornice supported by brackets, quoins and open balustrading.
- 3.8 The hotel is operational with 330 rooms and 63 car parking spaces (ratio of 0.19 spaces per room). The Public Transport Accessibility Level (PTAL) is 3, which is moderate.
- 3.9 To the west is Regency Gardens which provides communal amenity space for the houses in Fitzroy Gardens. The area to the south of the site is mostly residential, with a mixed character of hotel, office and residential accommodation to the north. The land level drops significantly towards the rear of the site; ground level is taken at the front of the site.

3.10 112-116 Church Road (immediately to the north-east) and 181-203 Church Road are locally listed buildings. Also 124-128 Church Road (to the south-west) are statutorily listed.

### **Planning History**

3.11 There is significant planning history for this site the most relevant of which is:

08/03440/P Alterations; use of mews block as staff accommodation.  
**Granted** October 2008.

12/01967/P Installation of replacement white aluminium windows in front and rear block extensions  
**Granted** January 2013.

12/03242/P Construction of canopy to north part of building.  
**Granted** May 2013.

12/02331/P Erection of a four-storey front/side extension with accommodation in the roof-space to provide an additional 25 bedrooms.  
**Refused** October 2013

13/02919/P Erection of external lift at entrance.  
**Refused** October 2013.

14/03670/P Installation of glazing to the northern flank elevation at lower ground floor level.  
**Granted** November 2014.

14/03472/P Erection of four storey front/side extension (including lower ground, ground, first and second floors) to provide an additional 24 rooms; alteration of car parking arrangement and associated landscaping works.  
**Granted** April 2015.

15/02363/LP Removal of existing internal fittings and the construction of internal partitions and fittings. The application also sought to create an additional 64 bedrooms in connection with the existing Use Class C1 - Hotels.  
**Granted** September 2015.

15/05742/P Installation of new windows to the northern flank elevation at lower ground floor level to provide natural light to 5 hotel guest rooms.  
**Granted** March 2016

17/02192/FUL Demolition of existing buildings to the centre and rear of the site and existing extensions to the roof, and the construction of a new spine building including glazed link to part retained mews building, an extension from the southwestern facing elevation of the existing locally listed building, a single storey extension to the restaurant,



subterranean accommodation, parking, a swimming pool and servicing space, to create a total of 530 hotel rooms and 170 vehicle parking spaces, the re-cladding of the 1970's extension with ground floor canopy, provision of enhanced landscaping across the site including 3 coach parking spaces to the front, formation of a vehicle access and the adaption of existing entrance to the hotel.

**Refused** November 2017

17/04332/FUL Erection of a ground and lower ground floor rear extension, to accommodate additional ancillary hotel space, and associated works.

**Granted** October 2017.

17/06175/CONR Variation of Condition 2 (attached to planning approval 08/03440/P) for alterations and use of mews block as staff accommodation.

**Granted** April 2018

18/01086/FUL Replacement of existing window on east elevation

**Granted** April 2018

18/01834/LE Lawful commencement of development approved under application reference 14/03472/P for Erection of four storey front/side extension (including lower ground, ground, first and second floors) to provide an additional 24 rooms; alteration of car parking arrangement and associated landscaping works.

**Granted** May 2018

18/02531/FUL Erection of a ground and lower ground floors rear extension, to accommodate additional hotel space and associated works.

**Granted** August 2018

18/00831/FUL The demolition of existing buildings to the centre and rear of the site and existing extensions to the roof, and the construction of a new spine building including a glazed link to part retained mews building, an extension from the southwestern facing elevation of the existing locally listed building, a single storey extension to the restaurant, five subterranean levels which provide parking, a swimming pool and servicing space, to create a total of 495 hotel rooms and 207 vehicle parking spaces, the re-cladding of the 1970's extension, provision of enhanced landscaping across the site including 5 coach parking spaces to the front, and the adaption of existing entrance to the hotel.

**Allowed at appeal** May 2019

20/00533/FUL Demolition of rear building and rear shed.

**Granted** April 2020

21/00760/FUL Proposal for an enclosed platform lift for disabled access at the hotel entrance.

**Refused** April 2021

21/03626/FUL Proposed wheelchair stair lift for disabled access at the Queens Hotel entrance.

**Granted** August 2021

21/02959/NMA Non material amendment to planning permission 18/00831/FUL to alter the wording of several conditions

**Granted** April 2022

21/02960/NMA Non material amendment to planning permission 18/00831/FUL for alterations to the rear dining area.

**Granted** April 2022

22/02063/LE Lawful implementation of planning application 18/00831/FUL for 'The demolition of existing buildings to the centre and rear of the site and existing extensions to the roof, and the construction of a new spine building including a glazed link to part retained mews building, an extension from the southwestern facing elevation of the existing locally listed building, a single storey extension to the restaurant, five subterranean levels which provide parking, a swimming pool and servicing space, to create a total of 495 hotel rooms and 207 vehicle parking spaces, the re-cladding of the 1970's extension, provision of enhanced landscaping across the site including 5 coach parking spaces to the front, and the adaption of existing entrance to the hotel.'

**Granted** July 2022

#### **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of providing an extension to the hotel is acceptable.
- The design and appearance of the development is acceptable. Planning conditions are recommended to ensure that the development would use high quality materials and have good quality landscaping.
- The living conditions of adjoining occupiers would be protected from harm, as would the Regency Gardens communal space. Planning conditions are recommended to ensure this.
- The proposal's impact upon the local transport network is considered acceptable.
- The proposal's impact on trees and biodiversity is acceptable.

#### **5 CONSULTATION RESPONSE**

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

#### **6 LOCAL REPRESENTATION**

6.1 72 neighbouring properties were notified of the application and invited to comment. A site notice was erected on 19/01/2023 and the application was publicised in the local press on 12/03/2022.

- 6.2 A re-consultation was carried out as the description of development was amended to incorporate the rear infill extension at first and second floor level. Letters were sent to neighbours on 10/05/2023. A new site notice was erected, and the application was publicised in the local press on 10/05/2023.
- 6.3 A total of 38 comments were received, all objecting to the application.
- 6.4 The following local groups/societies made representations:
- The Norwood Society (objecting)
  - Fitzroy Wakefield Residents Association (objecting)
- 6.5 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

SUMMARY OF OBJECTIONS	RESPONSE
Principle of development	
Overdevelopment	See paragraphs 8.4-8.11
Overcrowding of the hotel and use by asylum seekers	See paragraphs 8.16 and 8.32
Design	
Harmful appearance out of keeping with the locally listed building and conservation area	See paragraphs 8.6-8.11
Dominant in scale to neighbours	See paragraphs 8.6-8.11
Amenity	
Lack of daylight for rooms	See paragraph 8.32
Small and low quality rooms	See paragraph 8.33
Overlooking of Regency Garden	See paragraph 8.15
Noise from use	See paragraph 8.16
Loss of light for neighbours	See paragraph 8.15
Light pollution from the extension	See paragraph 8.16
Highways & Parking	
Disruption to the road during works	See paragraph 8.22
Landscaping	
No landscaping improvements	See paragraph 8.26
Other matters	
Subsidence	See paragraph 8.29
Noise from building works	See paragraph 8.22

Suggested conditions	Please see a list of recommended conditions above
----------------------	---

6.6 Councillor Clair Bonham objected to the proposal on the grounds of overdevelopment.

## 7.0 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 (2012). 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
- D8 Public realm
- D14 Noise
- G5 Urban greening
- E10 Visitor infrastructure
- T1 Strategic approach to transport
- T5 Cycling
- T6 Car parking
- SD7 Town centres: development principles and Development Plan Documents
- SI 2 Minimising greenhouse gas emissions

#### Croydon Local Plan (2018)

- DM8 Development in out of centre locations
- SP4 Urban Design and local character
- DM10 Design and character
- DM13 Refuse and recycling
- SP6 Environment and climate change
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM39 Crystal Palace and Upper Norwood

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

development plan, (in accordance with s38(5) of the Planning and Compulsory Purchase Act 2004).

## **Planning Guidance**

### National Planning Policy Framework (NPPF)

- 7.3 Government Guidance is contained in the NPPF, updated on 20 December 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.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

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

1. Principle of Development
2. Design and Appearance
3. Impact on Surrounding Neighbours
4. Highways, Parking and Refuse
5. Trees and Biodiversity
6. Flood Risk and Sustainable Drainage
7. Fire Safety
8. Other Matters

### **Principle of Development**

- 8.2 London needs to ensure that it can meet the accommodation demands of tourists who want to visit the capital. It is estimated that London will need to build an additional 58,000 bedrooms of serviced accommodation by 2041. The NPPF defines hotels as a main town centre use. In line with the NPPF, Policy SD7 of the London Plan states that boroughs should take a town centres first approach and apply the sequential test for applications suitable for town centres.
- 8.3 Policy DM8 of Croydon Local Plan (2018) (CLP) refers to development in edge of centre and out of centre locations. The policy states that the Council will ensure the vitality and viability of the borough's town centres is maintained and increased by: a. Ensuring new development proposals for main town centre uses in edge of centre and out of centre locations are in accordance with Table 5.11 and Table 5.12; and b. Applying planning conditions to control the subdivision of units, extensions (including mezzanines), and the range and mix of convenience and comparison goods sold
- 8.4 The site is approximately 150m from The Crystal Place and Upper Norwood District Centre. It is therefore an edge of centre location. Planning permission 18/00831/FUL has been lawfully implemented (although not completed). That development proposes an uplift of more than 150 rooms and part of the

scheme includes the provision of a rear dining area, similar to as proposed in this application.

- 8.5 The applicant has submitted a sequential test which considers potential sites within The Crystal Place and Upper Norwood District Centre. None of these alternative sites are suitable or available. Therefore, there is no objection to the development in land use terms.

### **Design and Appearance**

- 8.6 The NPPF states, 'that good design is a key aspect of sustainable development, is divisible from good planning and should contribute positively to making places better for people'. 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 to create sustainable communities.
- 8.7 The site is within the Church Road Conservation Area and the hotel is Locally Listed. Numbers 112 – 116 Church Road (to the north-east) and numbers 181 – 203 Church Road are also Locally Listed Buildings. 124 – 128 Church Road (to the south-west) are Grade II Listed. There is a gap of approximately 28m from the side of the hotel to 124 Church Road.
- 8.8 Local Plan Policy DM18 seeks to preserve and enhance the character, appearance and setting of heritage assets. Policy HC1 of the London Plan (2021) requires development proposals affecting heritage assets and their setting to conserve their significance and the cumulative impacts of incremental change should be actively managed.
- 8.9 The proposed development would be visible from Fitzroy Gardens and Regency Gardens, but owing to its rear position and scale would have limited visibility from Church Road. The ground floor dining room would feature a glazed west facing wall and have a flat roof. The roof and other walls would be metal clad in a grey colour. Lower ground floor level would be finished in a light buff brick, the windows would have metal frames to match the cladding at ground floor and they would feature stone effect surrounds and deep reveals. The infill at first and second floor level would incorporate banding to emulate the style of the existing hotel and maintain the same window style and positions.
- 8.10 It's considered that the scale of the proposed extensions would appear subservient to the existing main hotel. The proposed design of the lower ground and ground floor extensions would have a contemporary appearance whilst incorporating a material palette that would relate well to the tiled elements and main body of the existing building. The smaller additions at first and second floor level have been designed to blend seamlessly with the existing hotel and would not detract from its character.

8.11 Subject to material and design details which can be required by condition, the development is considered to preserve the character and appearance of the Locally Listed hotel, the Church Road Conservation Area and would not harm the setting of the statutorily listed buildings at 124-128 Church Road.

### **Impact on Surrounding Neighbours**

8.12 Policy DM10.6 of the Croydon Local Plan (2018) states the Local Planning Authority would not support development proposals, which would harm the amenities of the occupiers of adjoining buildings.

8.13 The closest neighbours to the development are numbers 2-16 Fitzroy Gardens, these homes form a two storey terrace and are positioned to the south west of the proposed development. They have access to a private communal garden (Regency Gardens) which is directly behind the site. 2 Fitzroy Gardens would be separated from the extension by just over 10m, with a gap of 15m from their rear wall. There is also a planning permission for 2 new homes to the side of this property (ref: 22/00611/CONR), which has been substantially completed. The rear wall of this development is 12.75m from the nearest corner of the extension.

8.14 The proposed lower ground and ground floor extension would be set 2.3m from the rear boundary line. It would have a height of 7.4m as measured from the ground level at the rear of the site (which is lower than that at the front). The first and second floor infill extension would have a depth of 3.4m and emulate the existing window positions.

8.15 It is considered that the extensions would be suitably sized, orientated and sufficiently separated from neighbouring homes so that there be no harmful loss of light or outlook. The window placements for the first floor and second floor infill addition would be like existing and this element of the development would result in no material change to privacy relationships. The ground floor rear extension would be used as a dining room and introduce a large area of glazing which would face Regency Gardens. As with the 18/02531/FUL permission, a condition is recommended requiring these windows to be obscure glazed up to a height of 1.4m from the finished floor level, in order to safeguard privacy for Regency Gardens. A condition is also recommended to prohibit the roof of the extension from being used as a balcony or terrace, in the interest of maintaining neighbour privacy.

8.16 The proposed use of the extension as a dining room and the uplift of 6 hotel rooms is not expected to result in harmful noise or other disturbance to neighbours. Windows would not directly face the private garden areas or rear elevations of 2-16 Fitzroy Gardens or the new development attached to the side of number 2, and should not result in harm to living conditions through light pollution.

8.17 Other neighbours such as 124 Church Road would be separated by over 25m from the development which would prevent any harm.

8.18 In summary, subject to the conditions concerning obscure glazing to the dining area and to control the use of the roof area, the development would have an acceptable impact upon neighbours.

### **Highways, Parking and Refuse**

8.19 Policy SP8 of the Local Plan (2018) is in relation to traffic generation, sustainable travelling and parking standards. Local Plan Policy DM30 seeks to ensure that there is an appropriate level of car and cycle parking.

8.20 The site has a Public Transport Accessibility Level (PTAL) of 3, indicating that it has moderate access to public transport.

8.21 The development would result create an additional 6 hotel rooms, taking the total number on site to 336. The dining room is to be used by residents of the hotel and would not be open to non residents. Due to its modest scale and the proposed use, the development would not be expected to result in any material change to the parking and servicing of the site, nor have any impact upon the local transport network.

8.22 A condition is recommended requiring a Construction Logistics Plan and Construction Management Plan to be submitted to the Council prior to works, in order to minimise any disruption for the local highway network or neighbours.

### **Trees and biodiversity**

8.23 Local Plan Policy DM28 states that the Council will protect and enhance the borough's trees and hedgerows by not permitting development that would result in the avoidable loss or excessive pruning of preserved trees or hedgerows or those that make a positive contribution to the character of an area. London Plan Policy G6 seeks development to provide a biodiversity net gain and G7 seeks to ensure trees of value are retained.

8.24 Local Plan Policy DM27 outlines that development proposals should enhance biodiversity across the borough and improve access to nature.

8.25 The development would not affect any trees within the site. There are however some trees toward the eastern edge of Regency Gardens, which are close to the site boundary. An Arboricultural Impact Assessment & Method Statement has been submitted by the applicant. This details 8 trees to the rear of the site close to the site boundary with Regency Gardens. All 8 trees would be retained with 5 pruned back to facilitate the development. Root protection methods are also



included. The proposals have been reviewed by the Council's Tree Officer and deemed to be acceptable.

- 8.26 A condition is recommended to require landscaping details for the site to include new planting, in accordance with London Plan Policy G6.

### **Flood Risk and Sustainable Drainage**

- 8.27 In order for the Council to ensure that development within the borough reduces flood risk and minimises the impact of flooding, Policy DM25 of the Local Plan (2018) requires development proposed within areas at risk of flooding development to incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

- 8.28 The site is within Flood Zone 1 which indicates a low risk of flooding. Surface water flooding has however been identified as an issue within the borough.

- 8.29 Some representations have raised the issue of subsidence. In order to minimise this risk a condition is recommended requiring details of a SuDS scheme to be submitted prior to the commencement of works.

### **Fire Safety**

- 8.30 Policy D12 of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety.

- 8.31 A Fire Safety Planning Statement has been submitted. The Council is satisfied that the development would achieve a high standard of fire safety and that the proposal complies with Policy D12 of the London Plan (2021).

### **Other Matters**

- 8.32 Some representations have raised concern with the ongoing use of the hotel to accommodate asylum seekers. This in itself is not considered to be materially harmful to neighbouring living conditions and information submitted to date indicates that a change of use has not occurred at the hotel. The quality of some of the rooms are limited due to the close position of the windows to the boundary treatment and would not be suitable as long-term accommodation outside of the C1 Use Class. A condition is therefore recommended to regulate this.

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

## **Conclusion**

8.34 The principle of extending the hotel is acceptable. The design of the scheme is of an acceptable standard and the development is appropriate in relation to residential amenity, transport and environmental matters. Therefore, it is recommended that planning permission be **GRANTED**.

## **PLANNING COMMITTEE AGENDA**

### **PART 8: Other Planning Matters**

---

#### **1 INTRODUCTION**

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

#### **2 FURTHER INFORMATION**

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

#### **3 PUBLIC SPEAKING**

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

#### **4 BACKGROUND DOCUMENTS**

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

#### **5 RECOMMENDATION**

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

This page is intentionally left blank

Sustainable Communities, Regeneration and Economic Recovery Department  
DEVELOPMENT MANAGEMENT

## DELEGATED PLANNING DECISIONS (Ward Order)

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

26.02.2024 to 08.03.2024

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

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

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

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

---

Ref. No. : 23/04589/FUL  
Location : 263 Addiscombe Road  
Croydon  
CR0 7HX

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : New four bedroom house with room in roof space on land with parking space

ACCESS TO THIS SITE IS AS APPROVED

Date Decision: 27.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00092/DISC

**Ward : Addiscombe East**

Location : Co-Op  
311-313 Lower Addiscombe Road  
Croydon  
CR0 6RF

Type: Discharge of Conditions

Proposal : Discharge Condition of 3 (Fire Safety) of LPA ref: 23/04079/FUL (Installation of two rapid electric vehicle charging stations in 3 parking bays of the Co-op car park. Alterations).

Date Decision: 06.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/01152/HSE

**Ward : Addiscombe West**

Location : 67 Warren Road  
Croydon  
CR0 6PF

Type: Householder Application

Proposal : Erection of single storey rear/side extension.

Date Decision: 06.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04742/FUL

**Ward : Addiscombe West**

Location : 29 Alexandra Road  
Croydon  
CR0 6EY

Type: Full planning permission

Proposal : The erection of a single storey extension to the rear and side of the outrigger, and the conversion of the resultant building to provide a 3-bed flat, a 2-bed flat and a 1-bed flat, together with associated balconies, amenity space, bike store and refuse store.  
Reduction of existing dormer.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00184/HSE **Ward : Addiscombe West**  
Location : 38 Tunstall Road **Type: Householder Application**  
Croydon  
CR0 6TU

Proposal : Erection of single storey rear extension. Conversion of loft to habitable space, erection of hip to gable and erection of rear dormer.

Date Decision: 04.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/03491/HSE **Ward : Bensham Manor**  
Location : 57 Bensham Manor Road **Type: Householder Application**  
Thornton Heath  
CR7 7AE

Proposal : Formation of vehicular access.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04555/HSE **Ward : Bensham Manor**  
Location : 120 Richmond Road **Type: Householder Application**  
Thornton Heath  
CR7 7QD

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

Date Decision: 01.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04608/FUL **Ward : Bensham Manor**  
Location : 128-130 Frant Road **Type: Full planning permission**  
Thornton Heath  
CR7 7JU

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Demolition of the existing warehouse and the erection of 5 new dwellings (Class C3) with associated amenity, cycle parking, refuse storage, landscaping and associated works.

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04745/FUL

Ward : **Bensham Manor**

Location : 266 Melfort Road  
Thornton Heath  
CR7 7RR

Type: Full planning permission

Proposal : Conversion of single dwelling house into 2 self-contained dwellings (1 one bed flat and 1 three bed flat) with a loft extension, erection of rear dormer window and single storey rear extension, provision of two car parking spaces to the rear

Date Decision: 28.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00055/FUL

Ward : **Bensham Manor**

Location : 30A Marion Road  
Thornton Heath  
CR7 7AL

Type: Full planning permission

Proposal : Erection of single storey rear extension and outbuilding (Retrospective).

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00179/HSE

Ward : **Bensham Manor**

Location : 7 Zermatt Road  
Thornton Heath  
CR7 7BL

Type: Householder Application

Proposal : Installation of air source heat pump in rear garden.

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00706/LP

Ward : **Bensham Manor**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 11 Berne Road  
Thornton Heath  
CR7 7BJ  
Type: LDC (Proposed) Operations  
edged

Proposal : Enlargement of existing garage.

Date Decision: 05.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02935/NMA  
Location : Development Site Former Site Of Morris  
House  
2 Bensham Lane  
Croydon  
CR0 2RQ  
Ward : **Broad Green**  
Type: Non-material amendment

Proposal : Variation to 106 legal Agreement in relation to planning permission ref 21/00493/ful granted for Demolition of the existing buildings and erection of 11 storey building to provide 60 new homes, commercial floorspace (Use Class E (g) (ii) and (iii), F1, F2 and associated landscaping, car, and cycle parking.

Date Decision: 04.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/04593/DISC  
Location : Whirlpool House  
209 Purley Way  
Croydon  
CR0 4XE  
Ward : **Broad Green**  
Type: Discharge of Conditions

Proposal : Discharge of Conditions 4a(ii), b and d (contaminated land) and 5 (piling) attached to permission 20/00790/FUL for 'Full planning application for two additional storeys to the existing building at third and fourth floors for residential dwellings (Use Class C3) and extensions to provide stair cores and cycle stores, refuse stores, plant room, car parking and hard and soft landscaping.'

Date Decision: 27.02.24

**Not approved**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 23/04675/ADV  
Location : 56 - 58 Factory Lane  
Croydon  
CR0 3RL

**Ward :** **Broad Green**  
Type: Consent to display  
advertisements

Proposal : Display of 2no non illuminated building mounted logos and 1no non illuminated  
freestanding totem sign

Date Decision: 04.03.24

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00006/LP  
Location : 631 Mitcham Road  
Croydon  
CR0 3AF

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

Proposal : Erection of rear dormer.

Date Decision: 27.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00048/LP  
Location : 20 Chapman Road  
Croydon  
CR0 3NU

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

Proposal : Erection of hip to gable and rear dormer and provision of 3 rooflights in front roofslope.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00076/LP  
Location : 73 Priory Road  
Croydon  
CR0 3QZ

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

Proposal : Change of use from a dwellinghouse (Use Class C3) to a children's home (Use Class C2)  
for 2 children and a small team of support staff

Date Decision: 05.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00090/HSE  
Location : 54 Nova Road  
Croydon  
CR0 2TL

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

Proposal : Erection of a single-storey side extension

Date Decision: 05.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00137/FUL  
Location : 2A Bensham Lane  
Croydon  
CR0 2RQ

**Ward : Broad Green**  
Type: Full planning permission

Proposal : Erection of taller boundary fencing to the front elevation (retrospective application)

Date Decision: 27.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/03931/FUL  
Location : 1A Beulah Hill  
Upper Norwood  
London  
SE19 3LQ

**Ward : Crystal Palace And Upper Norwood**  
Type: Full planning permission

Proposal : Erection of single storey detached garage with provision of 3 enclosed parking space at land to the rear of 1, Beulah Hill.

Date Decision: 04.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 23/04051/HSE Ward : **Crystal Palace And Upper Norwood**  
Location : 7 Spurgeon Avenue Type: Householder Application  
Upper Norwood  
London  
SE19 3UQ

Proposal : Erection of single storey side/rear extension following demolition of carport and garage.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04788/HSE Ward : **Crystal Palace And Upper Norwood**  
Location : 43 Hamlyn Gardens Type: Householder Application  
Upper Norwood  
London  
SE19 2NX

Proposal : Installation of an air source heat pump in the rear garden

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00046/CAT Ward : **Crystal Palace And Upper Norwood**  
Location : 7A Beulah Hill Type: Works to Trees in a  
Upper Norwood Conservation Area  
London  
SE19 3LQ

Proposal : There is one living eucalyptus tree in the garden. In the recent storm it has been pulled over and some roots are now exposed and snapped. I would like to take some of the weight off the tree and create supports in the hope it can be saved.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 24/00096/HSE **Ward : Crystal Palace And Upper Norwood**  
Location : 1 Tree View Close **Type: Householder Application**  
Upper Norwood  
London  
SE19 2QT  
Proposal : Installation of 9 solar panels to the front roof slope and installation of 6 solar panels to the rear roof slope.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00118/LE **Ward : Crystal Palace And Upper Norwood**  
Location : 82 Grecian Crescent **Type: LDC (Existing) Operations edged**  
Upper Norwood  
London  
SE19 3HH  
Proposal : Erection of single storey rear extension, hip to gable and rear dormer extension, and provision of 3x rooflights in front roofslope

Date Decision: 08.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/04569/FUL **Ward : Coulsdon Town**  
Location : Land Adjoining Telephone Exchange **Type: Full planning permission**  
Hollymeoak Road  
Coulsdon  
Proposal : Erection of two detached two-storey dwellinghouses with new vehicular access and on-site car parking, provision of cycle and refuse storage and soft and hard landscaping.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

Ref. No. : 23/04703/LP  
Location : 16 Downs Road  
Coulsdon  
CR5 1AA

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

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

Date Decision: 06.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00068/HSE  
Location : 13 Southwood Avenue  
Coulsdon  
CR5 2DT

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

Proposal : Alterations, erection of single storey rear extension and alteration to existing porch

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00236/HSE  
Location : 22 The Chase  
Coulsdon  
CR5 2EG

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

Proposal : Erection of single storey side/rear extension.

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00307/DISC  
Location : 6 Chaplin Place  
Coulsdon  
Croydon  
CR5 3GH

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

Proposal : Discharge of condition 4 (sections) of planning reference 23/02054/HSE for a loft conversion incorporating two dormers to front elevation and one to the rear, installation of glazing panel to rear facing gable.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Date Decision: 28.02.24

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00758/LP

**Ward : Coulsdon Town**

Location : 61 Winifred Road  
Coulsdon  
CR5 3JG

Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable and rear dormer includes installation of three rooflights on front roof slope and one juliet balcony at rear.

Date Decision: 08.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02492/FUL

**Ward : Fairfield**

Location : 6 Laud Street  
Croydon  
CR0 1ST

Type: Full planning permission

Proposal : Erection of a first floor rear extension.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02837/FUL

**Ward : Fairfield**

Location : 13 Beech House Road  
Croydon  
CR0 1JQ

Type: Full planning permission

Proposal : Conversion of existing dwellinghouse into 5no. self-contained residential units with associated alterations and fenestration changes to rear, along with external landscaping.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/04561/FUL

**Ward : Fairfield**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 244-252 High Street  
Croydon  
CR0 1NF  
Type: Full planning permission

Proposal : Alterations to the existing building to the rear of 244-248 High Street to provide infill extensions at ground floor level and alterations to the elevations to provide 2 new flats (with the existing 2 flats at first floor level to remain) and provision of a new floor (second floor) to provide 1 further flat. Associated site alterations to include landscaping, retention of 3 parking spaces, pedestrian and vehicular access, with provision for refuse and cycle storage within No. 252 High Street.

Date Decision: 08.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00059/FUL  
Location : 45 Friends Road  
Croydon  
CR0 1ED  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Change of use to the existing office building (class E) to accommodate 3 x 3bedroom flats (class C3) with a minor alteration to the fenestration of the rear elevation.

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00459/CAT  
Location : 5 Mulgrave Road  
Croydon  
CR0 1BL  
Ward : **Fairfield**  
Type: Works to Trees in a Conservation Area

Proposal : Magnolia - prune back to previous pruning points.

Date Decision: 06.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00475/NMA  
Location : Land Adjacent To Croydon College  
College Road  
Croydon  
CR0 1PF  
Ward : **Fairfield**  
Type: Non-material amendment



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Non-material amendment (changes to condition 36- BREEAM- 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: 04.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/03786/FUL

**Ward : Kenley**

Location : The Retreat  
14 Zig Zag Road  
Kenley  
CR8 5EL

Type: Full planning permission

Proposal : Alterations. Conversion of existing 3-bedroom semi-detached dwellinghouse to 1x 3-bedroom flat and 1x studio flat. Erection of a two-storey front/side extension (following demolition of existing addition). Formation of inset balcony to front elevation. Formation of additional hardstanding to front garden including provision of 3 vehicle parking spaces, cycle storage, and refuse storage.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04355/HSE

**Ward : Kenley**

Location : 5 Kearton Close  
Kenley  
CR8 5EN

Type: Householder Application

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

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04639/DISC

**Ward : Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : Wrenwood Court  
38 Hermitage Road  
Kenley  
CR8 5EB  
Type: Discharge of Conditions

Proposal : Discharge of condition 6 (External Materials) of planning permission 19/05984/FUL for "Erection of two/four storey side extension and two storey rear extension to provide 8 apartments. Reconfiguration of parking forecourt to provide 4 additional spaces and relocation and enlargement of bin store."

Date Decision: 05.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/04650/HSE  
Location : 17 Highland Road  
Purley  
CR8 2HS  
Ward : **Kenley**  
Type: Householder Application

Proposal : Alterations. Erection of a single-storey rear/side extension. Erection of a raised rear terrace. Installation of rooflights to existing two-storey rear projection. Installation of one window to side elevation. Alterations to rear fenestration including removal of one first floor rear window and installation of two first floor rear windows.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00052/HSE  
Location : 21A Park Road  
Kenley  
CR8 5AS  
Ward : **Kenley**  
Type: Householder Application

Proposal : Erection of single storey rear/side extension. Erection of first floor side/rear infill extension and balcony at rear. Alterations include changes to roof.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00199/GPDO  
Ward : **Kenley**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 332 Godstone Road  
Kenley  
CR8 5BJ

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: 05.03.24

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00269/LP

Location : 37 Cumberlands  
Kenley  
CR8 5DX

Ward : **Kenley**

Type: LDC (Proposed) Operations  
edged

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

Date Decision: 05.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/03795/HSE

Location : 44 Windham Avenue  
Croydon  
CR0 0HU

Ward : **New Addington South**

Type: Householder Application

Proposal : Erection of single storey side/rear extension, (following partial demolition of existing extension) and alterations to the front garden to facilitate a parking space for one car.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04294/HSE

Ward : **New Addington South**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 1 Godric Crescent  
Croydon  
CR0 0HR  
Type: Householder Application

Proposal : Erection of a single storey front, side and rear extension and part two storey side and rear extension.

Date Decision: 06.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00021/LP  
Location : Unit 3  
Meridian Centre  
54 Vulcan Way  
Croydon  
CR0 9UG  
Ward : **New Addington South**  
Type: LDC (Proposed) Operations edged

Proposal : Partial use of Unit 3 as an office to operate a private hire vehicle service.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00034/HSE  
Location : 36 Bothwell Road  
Croydon  
CR0 0NR  
Ward : **New Addington South**  
Type: Householder Application

Proposal : Erection of single storey rear extension and erection of outbuilding in the rear garden.

Date Decision: 01.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00526/PDO  
Location : 56 - 76 Chertsey Crescent  
Croydon  
CR0 0DX  
Ward : **New Addington South**  
Type: Observations on permitted development

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : The installation of six antennas upon 3 no. new support poles, a new GPS module, 2 no. 300mm dishes, 3 supporting radio equipment cabinets and ancillary development works thereto.

Date Decision: 29.02.24

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 24/00097/DISC  
Location : 13 Buckingham Gardens  
Thornton Heath  
CR7 8AT

**Ward : Norbury Park**  
Type: Discharge of Conditions

Proposal : Discharge of condition 5 (waste management strategy) attached to planning permission ref. 21/06176/FUL for Erection of part single/part two storey side and rear extensions, hip to gable roof extension and rear dormer to create new 3 new self-contained dwellings being 1 x 3 bedroom unit and 2 x 1 bedroom units

Date Decision: 07.03.24

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00164/HSE  
Location : 41 Hillcote Avenue  
Norbury  
London  
SW16 3BH

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

Proposal : Partial demolition of existing infill extension and erection of single storey rear/side extension; replacement of garage door with window to front; formation of door to side; and associated external alterations.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00547/LP

**Ward : Norbury Park**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 2 Buckingham Avenue  
Thornton Heath  
CR7 8AS  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single storey rear extension, erection of hip-to-gable and rear dormer extension. Installation of 3x front rooflights.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00571/LP  
Location : 16 Florida Road  
Thornton Heath  
CR7 8EU  
**Ward : Norbury Park**  
Type: LDC (Proposed) Operations  
edged

Proposal : Alteration of roof from hip to gable end, erection of roof extension to rear of main roofslope with Juliet balcony, installation of three rooflights into the front roofslope and removal of one chimney.

Date Decision: 05.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00626/LP  
Location : 26 Crescent Way  
Norbury  
London  
SW16 3AJ  
**Ward : Norbury Park**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of rear garden outbuilding.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 22/04606/HSE  
**Ward : Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 13 Norbury Crescent  
Norbury  
London  
SW16 4JS  
Type: Householder Application

Proposal : Erection of single storey rear extension, replacement of rear dormer with new dormer and balcony, rear/side extension to existing flank dormer and removal of external staircase

Date Decision: 28.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/03743/FUL  
Location : Ground Floor Flat  
61 Beatrice Avenue  
Norbury  
London  
SW16 4UW  
Ward : **Norbury And Pollards Hill**  
Type: Full planning permission

Proposal : Alteration to front fenestration of building involving replacement of white timber-framed window opening at ground floor level with white double-glazed uPVC-framed window opening

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00037/TRE  
Location : 1A Hill Drive  
Norbury  
London  
SW16 4NP  
Ward : **Norbury And Pollards Hill**  
Type: Consent for works to protected trees

Proposal : T4 - Oak: Crown reduce by 2.5-3m due to presence of fungal bracket.  
T3 - Oak: Crown reduce by 2.5-3m  
(TPO no. 58, 1987)

Date Decision: 28.02.24

**Consent Refused (Tree application)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00079/HSE  
Ward : **Norbury And Pollards Hill**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 21 Pollards Hill South  
Norbury  
London  
SW16 4LW  
Type: Householder Application

Proposal : Demolition of existing extension and erection of new single storey wrap-around extension.

Date Decision: 28.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00095/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.

Date Decision: 08.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04728/HSE  
Location : 126 Coulsdon Road  
Coulsdon  
CR5 2LE  
Ward : **Old Coulsdon**  
Type: Householder Application

Proposal : Erection of a rear dormer, including one rooflight to the front roofslope, and one rooflight to each of the side roof slopes.

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00009/DISC  
Ward : **Old Coulsdon**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 34 Caterham Drive  
Coulsdon  
CR5 1JF  
Type: Discharge of Conditions

Proposal : Discharge of conditions 4 (landscaping part f), 7 (porus material) and 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: 06.03.24

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00045/TRE  
Location : 15 Benham Close  
Coulsdon  
CR5 1JB  
Ward : Old Coulsdon  
Type: Consent for works to protected trees

Proposal : T1 - Ash - To reduce mature Ash tree located in the front garden back to previous reduction points, (approximately 2.5m) and remove epicormic growth. (TPO no. 19, 2008)

Date Decision: 28.02.24

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00465/LP  
Location : 39 Coulsdon Road  
Coulsdon  
CR5 2LJ  
Ward : Old Coulsdon  
Type: LDC (Proposed) Operations edged

Proposal : Removal of casement windows in ground floor rear elevation, enlargement of openings and installation of glazed bi-folding or sliding doors, removal of side door and infilling opening with painted render finish to match existing, removal of garage door from front elevation and installation of casement window and infill wall with painted render finish all to match existing in conjunction with conversion of garage into utility/boot room

Date Decision: 07.03.24

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

Level: Delegated Business Meeting

Ref. No. : 23/03128/FUL  
Location : 27 Stanhope Road  
Croydon  
CR0 5NS

Ward : **Park Hill And Whitgift**  
Type: Full planning permission

Proposal : Alterations. Erection of new access ramp following demolition of existing access ramp.

Date Decision: 05.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00158/HSE  
Location : 93 Park Hill Road  
Croydon  
CR0 5NJ

Ward : **Park Hill And Whitgift**  
Type: Householder Application

Proposal : Proposed single storey front extension with associated internal/external works including changing a door to window.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00193/LBC  
Location : 27 Stanhope Road  
Croydon  
CR0 5NS

Ward : **Park Hill And Whitgift**  
Type: Listed Building Consent

Proposal : 5Alterations. Erection of new access ramp following demolition of existing access ramp.

Date Decision: 05.03.24

**Listed Building Consent Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00391/TRE  
Location : 55 Stanhope Road  
Croydon  
CR0 5NS

Ward : **Park Hill And Whitgift**  
Type: Consent for works to protected trees

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : T1 London Plane - 3 metre height and lateral reduction, 5 metre crown lift measured from road height with a max cut size of 25mm.  
T2 Horse Chestnut - reduction of 1.5 metres and crown raise to 4 metres measured from ground level.  
Yew - to reduce by 2 metres in height and 1.5 on the sides.  
(TPO 01, 1978)

Date Decision: 06.03.24

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03821/FUL    **Ward : Purley Oaks And Riddlesdown**  
Location : 560 Brighton Road    Type: Full planning permission  
                 South Croydon  
                 CR2 6AW

Proposal : Conversion of first floor office space to 1 no x self contained residential unit and associated internal alterations with cycle and parking space

Date Decision: 26.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/03988/FUL    **Ward : Purley Oaks And Riddlesdown**  
Location : 54 Chancellor Gardens    Type: Full planning permission  
                 South Croydon  
                 CR2 6WB

Proposal : Erection of single storey side extension.

Date Decision: 27.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04341/HSE    **Ward : Purley Oaks And Riddlesdown**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 62 Mount Park Avenue  
South Croydon  
CR2 6DJ

Type: Householder Application

Proposal : Erection of single storey side/ rear extension and first floor rear extension. Conversion of existing garage into habitable space.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00053/FUL

Ward : **Purley Oaks And Riddlesdown**

Location : 5 Station Parade  
Sanderstead Road  
South Croydon  
CR2 0PH

Type: Full planning permission

Proposal : Retention of single storey rear extension.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00102/DISC

Ward : **Purley Oaks And Riddlesdown**

Location : 23 Kendall Avenue South  
South Croydon  
CR2 0QR

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: 06.03.24

**Not approved**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 24/00152/GPDO **Ward : Purley Oaks And Riddlesdown**  
Location : 9 Wyndhurst Close Type: Prior Appvl - Class A Larger House Extns  
South Croydon  
CR2 6EP  
Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3metres

Date Decision: 05.03.24

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 23/01381/FUL **Ward : Purley And Woodcote**  
Location : Spindlewood Type: Full planning permission  
Farm Drive  
Purley  
CR8 3LP  
Proposal : Demolition of existing single storey dwelling, detached double garage and various outbuildings and the erection of 2 storey 6 bed dwelling with detached garage.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/02556/FUL **Ward : Purley And Woodcote**  
Location : Land Adjoining 31 Purley Rise Type: Full planning permission  
Purley  
CR8 3AW  
Proposal : Erection of 2 x 3-storey dwellings with formation of vehicular access onto Purley Rise and associated car parking, cycle storage and refuse storage on land to rear of 66 Brighton Road.

Date Decision: 28.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 23/04360/CONR **Ward : Purley And Woodcote**  
Location : 42 Grovelands Road Type: Removal of Condition  
Purley  
CR8 4FL

Proposal : Variation of Condition 1 (Approved Plans) attached to PP 19/00886/FUL for 'Demolition of the existing dwelling and the erection of a 3 storey detached building (with roofspace accommodation) comprising 3 x 3 bed, 5 x 2 bed and 1 x 1 bedroom flats with associated access road, car parking, refuse and cycle stores, amenity space and landscaping.'

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04626/DISC **Ward : Purley And Woodcote**  
Location : Manderley Type: Discharge of Conditions  
Hartley Hill  
Purley  
CR8 4EL

Proposal : Discharge of condition numbers 5 (reptile mitigation strategy) ,6 (materials), 7 (extension to road), 8 (landscaping) 9 (EVCP) ,10 (Visibility Splays) and 11 (refuse/cycle stores) attached to planning permission ref. 21/04630/FUL. (Construction of a detached dwelling with off road parking and front and rear outside amenity spaces).

Date Decision: 29.02.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00051/HSE **Ward : Purley And Woodcote**  
Location : 49 Pampisford Road Type: Householder Application  
Purley  
CR8 2NJ

Proposal : Alterations include land level changes in the rear garden. Erection of a rear outbuilding as a granny annex. (Retrospective application)

Date Decision: 04.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00064/TRE **Ward : Purley And Woodcote**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 17 Purley Hill  
Purley  
CR8 1AP  
Type: Consent for works to protected trees

Proposal : T1 and T2 Oak trees - Reduce & shape crowns by approx 2.5m, raise crown to 4m not exceeding 25mm cut size.  
(TPO No 3, 1983)

Date Decision: 28.02.24

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00073/DISC  
Location : 32 High Street  
Purley  
CR8 2AA  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 (Refuse, servicing and deliveries) attached to planning permission ref. 22/00381/FUL for the change of use from class E(b) to Sui Generis hot takeaway; Physical alterations including the installation of an extraction unit and set of doors to side elevation of the unit.

Date Decision: 06.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00106/DISC  
Location : 67 Higher Drive  
Purley  
CR8 2GE  
Ward : **Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Discharge of condition 14 (travel plan), 16 (delivery and service management plan) and 17 (car park management plan) attached to planning permission 20/01484/FUL 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: 04.03.24

**Not approved**

Level: Delegated Business Meeting

---

### Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 24/00123/FUL **Ward :** **Purley And Woodcote**  
Location : Hartley Court Type: Full planning permission  
Hartley Down  
Purley  
CR8 4EA

Proposal : Demolition of the existing properties and the erection of three pairs of semi-detached houses and a detached house (7 dwellings in total), with associated access and parking.

Date Decision: 05.03.24

#### Permission Refused

Level: Delegated Business Meeting

---

Ref. No. : 24/00281/DISC **Ward :** **Purley And Woodcote**  
Location : 126 Foxley Lane And 1 Woodcote Drive Type: Discharge of Conditions  
Purley  
CR8 3NE

Proposal : Discharge of Condition 19 (Travel Plan) of planning permission 20/01174/FUL for "Demolition of two existing properties and erection of two buildings ranging from 2 - 5 storeys, comprising 41 flats including provision of car parking, associated amenity areas, hard and soft landscaping as well as refuse and cycle storage."

Date Decision: 05.03.24

#### Approved

Level: Delegated Business Meeting

---

Ref. No. : 24/00310/LP **Ward :** **Purley And Woodcote**  
Location : 79 Higher Drive Type: LDC (Proposed) Operations  
Purley edged  
CR8 2HN

Proposal : Erection of a rear roof extension, including three rooflights to the front roofslope.

Date Decision: 04.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00378/CAT **Ward :** **Purley And Woodcote**  
Location : 11 Briar Hill Type: Works to Trees in a  
Purley Conservation Area  
CR8 3LF



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : 1 x Sawara cypress - Fell to ground level  
1 x European spindle - Fell to ground level

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00379/CAT  
Location : 11 Silver Lane  
Purley  
CR8 3HJ  
**Ward : Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : 1 x Cedar - Reduce over extended branches in crown by approx 2m leaving 4m to  
balance crown after suffering storm damage

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00469/CAT  
Location : Woodlands Cottage  
Promenade De Verdun  
Purley  
CR8 3LN  
**Ward : Purley And Woodcote**  
Type: Works to Trees in a  
Conservation Area

Proposal : T1: Sycamores - cut back lateral growth towards property by approximately 2.5 meters  
T2: Leylandi x2 - cut back towards fence line by approximately 1.75 meters  
T3: Laurel - prune garden side back towards fence line by approximately 0.5 meters

Date Decision: 06.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00498/DISC  
Location : 14 Oakwood Avenue  
Purley  
CR8 1AQ  
**Ward : Purley And Woodcote**  
Type: Discharge of Conditions

Proposal : Application for the discharge of conditions 8 (ecology) and 9 (lighting) of 23/03707/FUL  
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.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Date Decision: 07.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00587/NMA  
Location : 59-63 Higher Drive  
Purley  
CR8 2HR

**Ward :** Purley And Woodcote  
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 19/03282/FUL (Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of 24 car parking spaces and associated refuse and cycle storage). The amendment is to amend the description to 'Demolition of existing buildings, erection of a three/four/five storey building comprising 40 residential units, provision of up to 24 parking spaces and associated refuse and cycle storage'.

Date Decision: 06.03.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/04172/HSE  
Location : 42 Lime Meadow Avenue  
South Croydon  
CR2 9AR

**Ward :** Sanderstead  
Type: Householder Application

Proposal : Erection of first floor side extension and new flat roof with 1no. skylight to single storey rear extension.

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04537/GPDO  
Location : 70 Norfolk Avenue  
South Croydon  
CR2 8BS

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

Proposal : Erection of single story rear extension projecting out 5.13 metres.

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Date Decision: 26.02.24

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00072/DISC **Ward : Sanderstead**  
Location : 3 West Hill **Type: Discharge of Conditions**  
South Croydon  
CR2 0SB  
Proposal : Application to discharge condition 5 - (Flood Risk Assessment/Drainage Strategy) and condition 7 (landscaping) of planning reference 19/05414/FUL for the demolition of existing 2 storey detached house & garage. Erection of a four storey flatted block comprising 9 apartments including associated communal amenity space, landscaping, parking, access, cycle and refuse storage.

Date Decision: 29.02.24

**Not approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00089/HSE **Ward : Sanderstead**  
Location : 6 Mitchley Grove **Type: Householder Application**  
South Croydon  
CR2 9HS  
Proposal : Erection of a single storey rear extension with flat roof and skylight and alterations including to existing windows and door.

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00209/DISC **Ward : Sanderstead**  
Location : 18 Brambledown Road **Type: Discharge of Conditions**  
South Croydon  
CR2 0BL  
Proposal : Application to discharge Condition 3 (construction logistics plan) of planning 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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Date Decision: 29.02.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00336/HSE  
Location : 32 Sundown Avenue  
South Croydon  
CR2 0RP

Ward : **Sanderstead**  
Type: Householder Application

Proposal : Erection of first floor side extension and pitched roof over garage

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00423/TRE  
Location : 15 Tindale Close  
South Croydon  
CR2 0RT

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

Proposal : T1 - Oak: Remove 1x whole stem overhanging neighbour. Crown reduce the remainder to previous pruning points (TPO 145)

Date Decision: 06.03.24

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03621/DISC  
Location : 7 Sylvan Close  
South Croydon  
CR2 8DS

Ward : **Selsdon And Addington Village**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 3 (fire safety statement) and Condition 4 (Side Elevation Window) attached to planning application PP 22/05051/HSE - Erection of single storey rear extension, rear dormer extension and hip-to-gable roof alterations.

Date Decision: 01.03.24

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 24/00042/HSE **Ward : Selsdon And Addington Village**  
Location : 59 Chestnut Grove **Type: Householder Application**  
South Croydon  
CR2 7LL  
Proposal : Alterations, erection of single storey rear extension with raised terrace and steps to rear garden  
Date Decision: 01.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00542/PDO **Ward : Selsdon And Addington Village**  
Location : Water Tower **Type: Observations on permitted development**  
Edgecoombe  
South Croydon  
CR2 8AA  
Proposal : Removal of existing 30m lattice tower and erection of 30m lattice tower, replacement antennas, dishes and ancillary items. Relocation of existing equipment to replacement tower along with proposed cabinets beneath.  
Date Decision: 01.03.24

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 23/02138/FUL **Ward : Selsdon Vale And Forestdale**  
Location : 182-184 Addington Road **Type: Full planning permission**  
South Croydon  
CR2 8LB  
Proposal : Construction of a three-storey rear extension, roof extension and change of use of the first-floor chiropractic clinic (Class E) to create 2 residential flats and commercial floor space at rear ground floor level. Provision of associated refuse and cycle storage  
Date Decision: 06.03.24

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 23/04661/HSE  
Location : 14 Sandpiper Road  
South Croydon  
CR2 8PR

Ward : **Selsdon Vale And Forestdale**  
Type: Householder Application

Proposal : Alterations to the land levels at the side with the erection of retaining walls, and erection of single-storey side extension.

Date Decision: 07.03.24

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 24/00101/DISC  
Location : Rear Of 156 To 180  
Addington Road  
South Croydon

Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Discharge of Condition 8 (Parking Management Plan) 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: 01.03.24

### Approved

Level: Delegated Business Meeting

---

Ref. No. : 24/00151/DISC  
Location : Hallinwood Bungalow  
46 Quail Gardens  
South Croydon  
CR2 8TF

Ward : **Selsdon Vale And Forestdale**  
Type: Discharge of Conditions

Proposal : Details pursuant to Condition no.3 - Construction Logistics Plan (CLP) and Condition no.5 - Tree Planting Programme and Tree Protection Methodology Plan of planning permission 23/00454/FUL granted for demolition of existing property and the erection of 7no. dwellings with shared access from Quail Gardens, along with amenity space, drainage, infrastructure and other associated works.



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Level: Delegated Business Meeting

---

Ref. No. : 23/01060/FUL **Ward : Selhurst**  
Location : 11 Northbrook Road Type: Full planning permission  
Croydon  
CR0 2QL

Proposal : Alterations, erection of two-storey detached 4-bedroom dwelling and conversion of existing single dwelling to form 1x 2-bed and 1x 3-bed flat, erection of hip to gable and rear dormer extension, single-storey rear extension, provision of recessed balcony and 2x rooflights in front roofslope and provision of associated landscaping, cycle and refuse storage

Date Decision: 08.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02420/FUL **Ward : Selhurst**  
Location : 47 Selhurst Road Type: Full planning permission  
South Norwood  
London  
SE25 5QA

Proposal : Proposed lower ground and ground floor rear extensions and conversion of the existing maisonette into two flats. Other associated site alterations including the provision of car parking

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/02813/FUL **Ward : Selhurst**  
Location : 73 Whitehorse Road Type: Full planning permission  
Croydon  
CR0 2JG

Proposal : Erection of first floor rear extension, and associated alterations

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00128/FUL **Ward : Selhurst**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 183A Whitehorse Road  
Croydon  
CR0 2LJ  
Type: Full planning permission

Proposal : Installation of 1no. window to front elevation

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00207/FUL  
Location : Outside 41-47 Whitehorse Road  
Croydon  
CR0 2JG  
Ward : **Selhurst**  
Type: Full planning permission

Proposal : Removal of existing telephone kiosk and installation of single digital communications kiosk with integrated digital advertisement

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00208/ADV  
Location : Outside 41-47 Whitehorse Road  
Croydon  
CR0 2JG  
Ward : **Selhurst**  
Type: Consent to display advertisements

Proposal : Installation of digital advertising display integrated within replacement digital communications kiosk

Date Decision: 07.03.24

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 23/03327/HSE  
Location : 17 Primrose Lane  
Croydon  
CR0 8YL  
Ward : **Shirley North**  
Type: Householder Application

Proposal : Proposed conversion of garage into habitable room

Date Decision: 04.03.24

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 23/03664/HSE  
Location : 17 Shirley Park Road  
Croydon  
CR0 7EW

**Ward :** Shirley North  
Type: Householder Application

Proposal : Erection of single storey rear extension and construction of an outbuilding to rear of garden

Date Decision: 05.03.24

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 23/04705/CONR  
Location : 49 Shirley Avenue  
Croydon  
CR0 8SN

**Ward :** Shirley North  
Type: Removal of Condition

Proposal : Variation of condition 2 (approved plans) from planning permission 22/05358/HSE for Erection of two-storey side extension. Erection of single-storey rear extension following demolition of existing lean-to. Erection of single-storey front extension.

Date Decision: 26.02.24

### Permission Granted

Level: Delegated Business Meeting

---

Ref. No. : 24/00015/HSE  
Location : 201 Shirley Road  
Croydon  
CR0 8SB

**Ward :** Shirley North  
Type: Householder Application

Proposal : Erection of single-storey side/rear extension and first-floor rear extension. Loft conversion with the erection of 1no. rear dormer and 1no. side dormer, insertion of front rooflights, alterations to the roof, front roof extension and material changes to the front facade.

Date Decision: 07.03.24

### Permission Refused

Level: Delegated Business Meeting

Ref. No. : 24/00163/FUL  
Location : 67 Gladeside  
Croydon  
CR0 7RW

**Ward :** Shirley North  
**Type:** Full planning permission

**Proposal :** Alterations including the enlargement and conversion of the existing garage for use as office space, WC and sensory room.

Date Decision: 08.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00476/PDO  
Location : Stroud Green Depot  
Primrose Lane  
Croydon  
CR0 8YY

**Ward :** Shirley North  
**Type:** Observations on permitted development

**Proposal :** Swapping out 3 no. existing antennas for 3 no. new antennas, installing 6 no. Mast Head Amplifiers (MHA), 1 no. Global Positioning System (GPS) Node. Replacement of existing cabinet with new cabinet alongside ancillary works to the base to accommodate. Installation of 9 no. ERS units, 1 no. BBU unit, 1 no. DCOB, 1 no. PSU within the new cabin.

Date Decision: 05.03.24

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 23/03430/HSE  
Location : 12 Eversley Way  
Croydon  
CR0 8QR

**Ward :** Shirley South  
**Type:** Householder Application

**Proposal :** Hip to gable roof conversion with rear dormer window and habitable space within the roof.

Date Decision: 06.03.24

**Permission Refused**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Level: Delegated Business Meeting

---

Ref. No. : 23/04525/HSE  
Location : 23 Bridle Road  
Croydon  
CR0 8HN

**Ward : Shirley South**  
Type: Householder Application

Proposal : Replacement of white UPVC windows with black UPVC windows, erection of infill front porch and addition of timber panels around windows on front elevation (part retrospective)

Date Decision: 28.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00415/FUL  
Location : Coombe Lodge  
104 Coombe Road  
Croydon  
CR0 5RB

**Ward : South Croydon**  
Type: Full planning permission

Proposal : Installation of lamposts, festoon lighting, timber pergola, timber portico, timber arches, paving, timber planters, outdoor speakers and shed within garden areas.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/00416/LBC  
Location : Coombe Lodge  
104 Coombe Road  
Croydon  
CR0 5RB

**Ward : South Croydon**  
Type: Listed Building Consent

Proposal : Installation of lamposts, festoon lighting, timber pergola, timber portico, timber arches, paving, timber planters, outdoor speakers and shed within garden areas and repairs to existing fire exit doors.

Date Decision: 04.03.24

**Listed Building Consent Granted**



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Ref. No. : 23/04753/HSE  
Location : 234 Brighton Road  
South Croydon  
CR2 6AH

Ward : **South Croydon**  
Type: Householder Application

Proposal : Proposed single storey side / rear extension

Date Decision: 29.02.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00007/HSE  
Location : 10 Regent's Close  
South Croydon  
CR2 7BW

Ward : **South Croydon**  
Type: Householder Application

Proposal : Alterations. Erection of part two-storey part single-storey rear/side extension.  
Replacement of existing garage door with one window to facilitate conversion to habitable space.

Date Decision: 05.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00109/LP  
Location : 432 Selsdon Road  
South Croydon  
CR2 0DF

Ward : **South Croydon**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of single-storey rear extension.

Date Decision: 28.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00124/FUL  
Location : 20A Coombe Road  
Croydon  
CR0 1BP

Ward : **South Croydon**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Retrospective planning permission for the conversion of the existing dwelling house into 2x2-bedroom flats with associated refuse storage, private amenity spaces and car parking.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00153/LP

Ward : **South Croydon**

Location : 50A Birdhurst Road  
South Croydon  
CR2 7EB

Type: LDC (Proposed) Use edged

Proposal : Change of use from a dwellinghouse (Use Class C3) to a children's specialist care home (Use Class C2) for 3 children and a team of support staff.

Date Decision: 07.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00027/HSE

Ward : **South Norwood**

Location : 54 Bungalow Road  
South Norwood  
London  
SE25 6JZ

Type: Householder Application

Proposal : Erection of L shaped dormer extension in rear roofslope, side/rear wraparound single storey extension, removal of part of chimney and installation of two rooflights into front roofslope.

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00110/GPDO

Ward : **South Norwood**

Location : Building Adjoining 1A  
Cargreen Road  
South Norwood  
London  
SE25 5AD

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

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Change of use from Class E(f) Crèche/Day Nursery to 3no. C3 Dwellinghouses under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date Decision: 07.03.24

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00054/GPDO  
Location : 25 Camden Gardens  
Thornton Heath  
CR7 8AZ

**Ward : Thornton Heath**  
Type: Prior Appvl - Class A Larger  
House Extns

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

Date Decision: 27.02.24

**Prior Approval No Jurisdiction (GPDO)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00066/HSE  
Location : 5 Manchester Road  
Thornton Heath  
CR7 8NH

**Ward : Thornton Heath**  
Type: Householder Application

Proposal : Erection of single storey rear/side extension.

Date Decision: 04.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00227/FUL  
Location : Telephone Kiosk Outside 12  
High Street  
Thornton Heath  
CR7 8LE

**Ward : Thornton Heath**  
Type: Full planning permission

Proposal : Replacement of existing red telephone kiosk with single black digital communications kiosk.

Date Decision: 06.03.24



**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00228/ADV  
Location : Telephone Kiosk Outside 12  
High Street  
Thornton Heath  
CR7 8LE

**Ward : Thornton Heath**  
Type: Consent to display  
advertisements

Proposal : Installation of digital advertising display integrated within replacement digital communications kiosk.

Date Decision: 06.03.24

**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00243/GPDO  
Location : 147 Ross Road  
South Norwood  
London  
SE25 6TW

**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 metres

Date Decision: 08.03.24

**(Approval) refused**

Level: Delegated Business Meeting

---

Ref. No. : 22/05253/FUL  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT

**Ward : Waddon**  
Type: Full planning permission

Proposal : Demolition of the existing estates workshops and recycling depot on the northern side of the Whitgift School site and construction of a new gated estates department compound on the south-west of the Whitgift School site comprising of two single storey buildings, a yard containing a material store area, recycling compound, and associated landscaping.

Date Decision: 07.03.24

**Permission Granted**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Level: Delegated Business Meeting

---

Ref. No. : 23/02451/HSE **Ward : Waddon**  
Location : 97 Waddon New Road Type: Householder Application  
Croydon  
CR0 4JE

Proposal : Erection of single storey side/rear extension.

Date Decision: 01.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/04395/FUL **Ward : Waddon**  
Location : Warrington Court Type: Full planning permission  
Warrington Road  
Croydon  
CR0 4BH

Proposal : Demolition of the existing garages and two storey building comprising six flats. Erection of a four storey building containing 19 self-contained flats and provision of 3x disabled parking bays, amenity areas, refuse and cycle storage.

Date Decision: 07.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04398/FUL **Ward : Waddon**  
Location : 58-60 Stafford Road Type: Full planning permission  
Croydon  
CR0 4NE

Proposal : Demolition of garage and store, alterations and extension of 58 and 60 Stafford Road to create four additional flats and alterations to existing units with associated landscaping, access arrangements, refuse and cycle storage

Date Decision: 27.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04733/DISC **Ward : Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 1 - 3 Queensway  
Croydon  
CR0 4BD  
Type: Discharge of Conditions

Proposal : Discharge of condition 32 (drainage details Building CR1) 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: 28.02.24

**Approved**

Level: Delegated Business Meeting

---

Ref. No. : 23/04769/HSE  
Location : Cotswold  
Dering Place  
Croydon  
CR0 1DT  
Ward : **Waddon**  
Type: Householder Application

Proposal : Erection of single storey side extension following demolition of existing side extension. Alterations of fenestrations.

Date Decision: 05.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00016/HSE  
Location : 31 Denning Avenue  
Croydon  
CR0 4DJ  
Ward : **Waddon**  
Type: Householder Application

Proposal : Erection of two-storey side/rear extension.

Date Decision: 01.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00263/LP  
Ward : **Waddon**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 112 Waddon Road  
Croydon  
CR0 4JJ  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of hip to gable extension and rear dormer, and installation of three rooflights to front roof slope and a flue to the rear elevation.

Date Decision: 08.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00345/TRE  
Location : Whitgift School  
Nottingham Road  
South Croydon  
CR2 6YT  
Ward : **Waddon**  
Type: Consent for works to protected  
trees

Proposal : T2 - London Plane: To crown lift low hanging branches by 2m, demonstrated by the red line on the provided photographs.  
(TPO No. 20 1995)

Date Decision: 06.03.24

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

---

Ref. No. : 24/00398/LP  
Location : 84 Crowley Crescent  
Croydon  
CR0 4ED  
Ward : **Waddon**  
Type: LDC (Proposed) Operations  
edged

Proposal : Erection of dormer to rear roof slope and installation of two rooflights to front roof slope in connection with conversion of resultant roof space to habitable accommodation.

Date Decision: 27.02.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/02904/FUL  
Location : Land Adjacent To 2 Denmark Road  
South Norwood  
London  
SE25 5QU  
Ward : **Woodside**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Erection of two-storey end-terrace dwellinghouse (Use Class C3) (following removal of existing open storage yard (Use Class B8) and associated elements), Associated amenity, cycle parking and waste storage spaces, and Associated alterations

Date Decision: 04.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/03338/FUL

**Ward : Woodside**

Location : 6 Cobden Road  
South Norwood  
London  
SE25 5NY

Type: Full planning permission

Proposal : Proposed conversion, single storey extensions and alterations to an existing building to the rear of 6 Cobden Road to create 1x 2bed flat and 1x 1bed flat.

Date Decision: 06.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 23/04662/LE

**Ward : Woodside**

Location : 44 Birchanger Road  
South Norwood  
London  
SE25 5BB

Type: LDC (Existing) Use edged

Proposal : Existing use of the building as two self-contained flats

Date Decision: 08.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 23/04759/FUL

**Ward : Woodside**

Location : 194 Portland Road  
South Norwood  
London  
SE25 4QB

Type: Full planning permission

Proposal : Conversion of the existing property to create 3 flats (1 X 3b4p, 1 X 2b3p, 1 X 1 b1p) including single storey side extension, external alterations, refuse storage, cycle storage and private amenity spaces.

Date Decision: 08.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00018/FUL **Ward : Woodside**  
Location : 2C Seymour Place **Type: Full planning permission**  
South Norwood  
London  
SE25 4XU

Proposal : Demolition of existing two-storey rear extension and erection of two-storey rear extension to provide a 3-bedroom dwelling and provision of associated amenity space and cycle and refuse storage

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00049/HSE **Ward : Woodside**  
Location : 11 Denmark Road **Type: Householder Application**  
South Norwood  
London  
SE25 5QU

Proposal : Conversion of loft to habitable space with erection of L shaped dormer, including raising the ridge by 200mm and installation of front facing rooflights.

Date Decision: 01.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00093/LE **Ward : Woodside**  
Location : 1B Central Place **Type: LDC (Existing) Use edged**  
South Norwood  
London  
SE25 4PR

Proposal : Use of 1B as a residential dwelling and erection of roof extension

Date Decision: 06.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00167/HSE **Ward : Woodside**

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Location : 654 Davidson Road  
Croydon  
CR0 6DJ  
Type: Householder Application

Proposal : Erection of single storey rear extension.

Date Decision: 01.03.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00329/HSE  
Location : 151 Albert Road  
South Norwood  
London  
SE25 4JS  
**Ward : Woodside**  
Type: Householder Application

Proposal : Erection of ground floor rear/side infill extension.

Date Decision: 07.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 23/03173/FUL  
Location : 73 Gonville Road  
Thornton Heath  
CR7 6DF  
**Ward : West Thornton**  
Type: Full planning permission

Proposal : Erection of a rear terrace at first floor level and conversion of the existing HMO (C4 use) into 2no. flats, with associated site alterations

Date Decision: 29.02.24

**Permission Refused**

Level: Delegated Business Meeting

---

Ref. No. : 24/00085/FUL  
Location : Croydon University Hospital  
530 London Road  
Thornton Heath  
CR7 7YE  
**Ward : West Thornton**  
Type: Full planning permission

Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Alterations, erection of detached building to house switchgear system and associated works, including provision of two electrical transformers, associated fencing, gates and landscaping

Date Decision: 06.03.24

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 24/00309/PDO  
Location : 797 London Road  
Thornton Heath  
CR7 6YY

**Ward : West Thornton**  
Type: Observations on permitted development

Proposal : Replacement of one (1) equipment housing cabinet, two (2) Mast Head Amplifiers, and four (4) Remote Radio Units, Replacement of four (4) Remote Radio Units with four (4) Ericsson Radio Systems, and Associated alterations

Date Decision: 26.02.24

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 24/00685/LP  
Location : 56 Headcorn Road  
Thornton Heath  
CR7 6JP

**Ward : West Thornton**  
Type: LDC (Proposed) Operations edged

Proposal : Erection of outrigger rear roof extension and installation of x3 front rooflights.

Date Decision: 07.03.24

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

Level: Delegated Business Meeting

---

Ref. No. : 24/00402/AUT  
Location : Blenheim Shopping Centre High Street  
Penge London SE20 8RW

**Ward : Out Of Borough**  
Type: Consultation from Adjoining Authority



Decisions (Ward Order) since last Planning Control Meeting as at: 11th March 2024

Proposal : Phased development including demolition of existing buildings to facilitate a mixed-use development providing up to 250 dwellings, up to 2,828sqm of commercial/town centre floorspace and associated communal amenity space, play space, car parking, cycle parking, refuse storage and plant space in four buildings ranging between 3 and 18 storeys; alongside the provision of public realm and new pocket park with associated landscaping improvements (REVISED APPLICATION. Main changes include a reduction in height of Blocks A-E; reduction in the number of units; elevational changes and alterations to landscaping and external amenity provision. Updated relevant supporting information submitted) - Adjoining borough consultation from London Borough of Bromley

Date Decision: 27.02.24

**No Objection**

Level: Delegated Business Meeting

---

Ref. No. : 24/00424/AUT

**Ward : Out Of Borough**

Location : Kenley Aerodrome, Victor Beamish Avenue, Caterham, Surrey, CR3 5FX

Type: Consultation from Adjoining Authority

Proposal : Development of the site for 87no. residential dwellings including 40% affordable housing, associated landscaping, amenity space and car parking (outline application all matters reserved aside from access) (Updated Design and Access Statement, Arboricultural Impact Assessment and Indicative Layout Plan reducing unit numbers received)

(This is a major planning application and a Departure from the Development Plan. The site is located within the Kenley Aerodrome Conservation Area, it affects the setting of Listed Buildings, and affects the Setting of Scheduled Monuments)

Adjoining borough consultation from Tandridge District Council

Date Decision: 06.03.24

**No Objection**

Level: Delegated Business Meeting

This page is intentionally left blank