

1 SUMMARY OF APPLICATION DETAILS

Ref: 18/04650/FUL
 Location: 25 Warham Road, South Croydon, CR2 6LJ
 Ward: Waddon
 Description: Change of use and conversion from a children's day nursery to 6no. self-contained residential units (for residents and families with emergency housing needs)
 Drawing Nos: 05/02C, 05/09A, 05/10A, 05/11, 05/12A, 05/13, 05/14.
 Applicant/Agent: Alex Prowse
 Case Officer: Christopher Grace

	1 bed	2 bed	3 bed	4 bed
Houses	0	0	0	0
Flats (C3)	1(41sqm) (1 bed 1 person)	4(64-71sqm) (2 bed 3 person)	1(106sqm) (3 bed 5 person)	0
Totals	1	4	1	0

Type of floor space	Amount proposed	Amount retained	Amount lost
Residential (C3)	580Sq.m	0 Sq m	0 Sq m
Commercial (Class D1)	0Sq.m	0 Sq m	580Sq m
Number of car parking spaces		Number of cycle parking spaces	
3		12	

1.1 This application is being reported to Planning Committee because the number of objections received are above the threshold in the Committee Consideration Criteria.

2 RECOMMENDATION

- 2.1 That the Planning Committee be resolved to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to issue the planning permission and impose conditions [and informatives] to secure the following matters
- 2.3 Planning Conditions

- 1) To be built in accordance with the approved plans
- 2) Materials to be submitted for approval
- 3) Details to be provided:-
 - a) Hard and soft landscaping – including species / size / planting density and permeable surfaces

- b) Boundary treatment – including private amenity space
- c) Vehicle turning circles within the site and access arrangements
- d) Window design to reduce noise and prevent overlooking of neighbouring properties to the south
- 4) Details of refuse storage requirements
- 5) Details of cycle storage requirement
- 6) 110 litre water consumption target
- 7) Sustainable drainage/run off rates/surface water measures
- 8) Security lighting
- 9) Management Plan
- 10) Parking to be provided (including electrical charging points before the building is occupied
- 11) Commence within 3 Years

Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

- 1) CIL - granted
 - 3) Code of Practice regarding small construction sites
 - 3) Highways works to be made at developer's expense
- Any other informative(s) considered necessary by the Director of Planning

3 PROPOSAL AND LOCATION DETAILS

Proposal

- 3.1 The proposal would involve conversion of the former nursery building into 6 flats to provide residential accommodation for residents and families with emergency housing needs. The proposal would involve the internal and minor external refurbishment of the building, including removal of doors, insertion of single window in rear elevation, screening to windows, the creation of 3 on-site parking spaces (including 1 disabled space) with secured parking for 12 bicycles and refuse storage area provision. The proposal would include a large communal garden 372sq.m. The allocation of tenants would be the responsibility of the Councils Housing Initiatives scheme under a proposed arrangement for an initial period of 5 years with extension to be agreed at the end of the period. As part of this agreement the maintenance of the property would be the responsibility of the applicant/landlord.

Site and Surroundings



- 3.2 The site is located on the southern side of Warham Road at the junction with Nottingham Road. 25 Warham Road is a locally listed building, this property was previously used as a children's nursery; however the nursery closed in 2013. Since then the building has been empty with a brief nursery tenant in 2016.
- 3.3 A development for the erection of a separate two storey building to provide 3 flats which formerly formed part of the garden of the application site and was approved on appeal is currently being constructed to the rear. A four storey block of flats is located to the west (Sunniholme Court) and a Bowling Green / Club lies to the north on the opposite side of Warham Road. The locality is generally residential in nature, and comprises a mixture of property types and sizes ranging from detached houses (mostly along Nottingham Road) to large 3/4 storey blocks of flats (along Warham Road). The site is located within an Archaeological Priority Zone. Warham Road is a designated Local Distributor Road and the site has a PTAL rating of 5. The site is located within an area of Surface Water Flood Risk (1:000yr).
- 3.4 There are no other designations for the site identified on the Croydon Local Plan 2018 Policies map 5.

Planning History

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

25 Warham Road

- 3.6 07/04038/P- Use as day nursery, planning permissions granted subject to conditions
- 3.7 10/02497/P- refused continued use as a nursery without compliance with Condition 4 (so as to allow 25 children to use the garden at any one time).

The application was refused on the following reason

- It would result in increased noise and disturbance to adjoining and nearby residential occupiers

- 3.8 12/0435/P- planning permission granted for continued use of day nursery without compliance with Condition 4 attached to planning permission 07/04308/P.
- 3.9 14/04023/P- refused planning permission for alterations; conversion to form 8 two bedroom and 4 one bedroom flats; erection of extension to basement, ground and first floors and erection of dormer extensions in side and rear roof slopes and installation of roof lights at front, erection of three storey building at rear comprising 3 two bedroom flats; formation of vehicular access and provision of associated parking

The application was refused on the following grounds:-

- It resulted in an unacceptable loss of a community facility. The evidence submitted with the application failed to adequately demonstrate that there is a lack of need for a community facility at the site
- Failed to provide the required level of affordable housing
- Out of keeping with the open, spacious character of the locality, harmful to the appearance and setting of the locally listed building
- Detrimental to the visual amenities of the street scene by reason of its scale, design and siting
- Result in sub-standard accommodation by reason of poor outlook, lack of natural light and private amenity space

- 3.9 15/01515/P- refused Planning permission for erection of a part single / part 2 storey building comprising 3 x 2 bedroom flats, formation of a vehicular access onto Nottingham Road and provision of associated parking, cycle and bin storage.

Refused on the grounds of impact on community facility and sub-standard accommodation.

The application was refused on the following grounds:-

- It would result in an unacceptable loss of part of a community facility. The evidence submitted with the application fails to adequately demonstrate that there is a lack of need for this facility at the site.
- It would result in sub-standard accommodation in Flat 3 by reason of the overall internal floor area and individual room sizes. As such, the proposal would result in a cramped living environment.

- 3.10 18/00247/FUL- refused planning permission for change of use and conversion from a childrens day nursery (Class D1) to 13 residential units to provide low rented accommodation with 7 parking spaces and cycle storage.

The application was refused on the following grounds:

- Not satisfied that sufficient detail has been provided to demonstrate that the proposal has been marketed for the full 18 month period and in accordance with the requirements.
- By reason of its form and internal layout would result in poor access to the flats which would fail to integrate successfully within the immediate surroundings.
- The proposal would provide an excessive level of parking.
- The proposed development would result in the formation of 13 self-contained

flats below the minimum standard of 50sq.m for 2 persons and 61 sqm for 3 persons.

Land to the rear of 25 Warham Road

- 3.11 15/03212/P permission refused for erection of two storey detached building comprising of 2x two bedroom flats and 1 studio flat (Allowed on Appeal ref APP/L5240/W/16/3151147 Sept 2016)

4 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 4.1 The loss of the Community use (day nursery) has been satisfactorily justified and the principle of a residential proposal on this site is considered to be acceptable. There are no principle policy issues that would prevent the use of the site for residential purposes.
- 4.2 The proposal would preserve the character of the area, and would not have a harmful affect upon the appearance of the street scene.
- 4.3 The development would provide 6 new flats of a good standard of development all of which comply with the relevant space standards for residential accommodation
- 4.4 The proposal would not have a detrimental effect on the residential amenities of the adjoining occupiers and would provide an acceptable living environment for the future occupiers.
- 4.5 The development would provide an appropriate level of parking encourage sustainable modes of transport other than the car, incorporate safe and secure vehicle access to and from the site and would have an acceptable impact on the highways network.
- 4.6 The development would incorporate sustainability requirements and incorporate sustainability technics as part of the overall drainage strategy.

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of neighbour letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 25 Objecting: 23 Supporting: 0

- 6.2 The following issues were raised in individual representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
<i>Principle of development</i>	
<ol style="list-style-type: none"> 1. Education provision must be maintained; no serious effort has been made developers to seek alternative community use for this facility 2. There is an overload of social services in a residential area with ample social housing in the area 3. This is a residential road not a commercial one Type of housing proposed does not comply with policy 4. No mention as to who would occupy the building; for how long and how the building would be managed. The Council should be prepared to manage the property. 	<ol style="list-style-type: none"> 1. Sufficient information has been provided to demonstrate that the site has been adequately marketed in line with Council policy DM19. See para 8.6 of this report. See para 8.6 of this report; 2 and 3 The proposed uses are considered appropriate given the location of the site; see para 8.2 and 8.9 of this report. 4 The proposal would involve a management agreement with the local authority. See para 3.1 and 8.18 of this report.
<i>Scale, massing, appearance</i>	
<ol style="list-style-type: none"> 1. Works would not visually improve the building appearance. Inclusion of film to windows not appropriate for locally listed building crude design. 2. Overdevelopment, not sure if the site will have adequate storage facilities. 	<p>1 and 2 Officers consider that the proposal in terms of design and layout creates an acceptable form of development. Refer to paragraph 8.13 of this report.</p>
<i>General Amenity</i>	
<ol style="list-style-type: none"> 1. Proposal would lead to anti-social behaviour; increase crime; neighbours already experience this form two care homes at the foot of Warham Road. Lead to disturbances; spoil the 	<p>1 and 2 Officers consider that the proposal will not result in an unacceptable loss of neighbouring amenity neighbours Refer to paragraph 8.14 and 8.18 of this report.</p>

<p>peace and harmony of the area; noise from 18 people using rear garden with people potentially crowded into small narrow section.</p> <p>2. The proposal would impact on outlook and privacy of occupants in Sunniholme Court.</p>	
<p><i>Standard of accommodation</i></p>	
<p>1. The property is not fit for residential purpose, flats are cramped and densely organised. The rear garden is very small for families and children. The building should include suitable fire measures and equipment.</p> <p>2. No details of any sustainable measures.</p> <p>3. Impact of garden development on proposed accommodation</p> <p>4. Suitable space should be made for cycles and refuse storage.</p>	<p>1. Officers consider the proposal would provide a reasonable standard provision in line with London Plan and up to date local plan standards. Refer to paragraph 8.10- 8.12 of this report.</p> <p>2. See para 8.22- 8.23 of this report</p> <p>3. See para 8.15 of this report</p> <p>4. See para 8.20 of this report</p>
<p><i>Waste</i></p>	
<p>The proposal does not meet waste storage standards;</p>	<p>The applicant plans includes refuse storage provision. Refer to paragraph 8.24 of this report.</p>
<p><i>Transport</i></p>	
<p>1. The proposal would introduce extra traffic to this corner where there is a bus stop;</p> <p>2. accessing on to Warham Road, is a potential hazard for pedestrians</p> <p>3. Insufficient parking for 6 flats a concern</p>	<p>1, 2 and 3 Officers consider the level of on-site parking and bicycle provision to be appropriate and that detailed planning conditions would secure suitable and safe vehicle movement to and from the site. Refer to paragraph 8.20 to 8.21 of this report.</p>
<p><i>Other issues</i></p>	

<p>1. Previous use of the site has demonstrated complete disregard for planning process and management of this site. The new venture must be carefully monitored. Meeting should be called between local community, officers and applicant to understand each position.</p> <p>2. Impact on local property values</p>	<p>1. The proposal would involve a management agreement with the local authority. See para 3.1 and 8.18 of this report</p> <p>2. The proposal would bring the building which has remained vacant with periods of squatting back into use.</p>
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6.3 The Sunniholm Court Residents Association (eighteen flats) :-

- How long will people be placed in this accommodation. Is this a 'permanent' arrangement or on a temporary basis, with residents changing regularly (Officers comment: The precise nature of stay is not known and will be determined by the Council Housing Initiative Team).
- How and by whom will the facility be managed and the social 'suitability' of the persons allocated accommodation. There are already two 'care' properties at the foot of Warham Road. (Officers comment: The applicant has stated that tenants will be referred to the flats by the Council's Housing Initiative Scheme.
- Will this facility be well run and the families being offered accommodation will respect the building, the neighbourhood and will not create further problems in the community. (Officers comment: The proposal would have to meet the standards required by the Local Authority Housing Department).
- How desirable will the development to the rear be if this proposal goes ahead at the front of the site.(Officers Comment: Officers cannot speculate on property market actions. The proposed development would bring an existing vacant building which has a history of squatting back into use).
- Noise and disturbance to adjoining occupiers particularly if all of the residents are using the communal garden area. (Offices comment: The proposed development would provide garden amenity in addition to playspace in excess of the requirements for a new build development with the nature of the proposed use is a different from that associated with a nursery.)
- How will overlooking to adjoining properties be prevented, have fire escapes been planned. Regarding the 1 x 140 litre food waste bin, we know from experience that massing flies and the offending stench in summer months can become unbearable.(Officer comment: Details of measures to part obscure glazing will be required to be submitted to the Council for prior approval to ensure a satisfactory appearance; fire issues will be a matter of the Building Control Section or an

independent surveyor; Details of bin storage would be controlled by planning condition).

- There are probably many other reasons why the marketing was unsuccessful (Officers comment: Officers consider that suitable marketing evidence has been provided to satisfy Council Local Policy requirements).
- The Residents of Sunniholme Court need to be assured that the proposed development will not impact on us in a negative way and that if they do, immediate action will be possible. This should be guaranteed (Officer comment. The proposal would provide a contemporary sustainable building of suitable scale and form with good standard of living for all occupiers in line with policy requirements).

7 RELEVANT PLANNING POLICIES AND GUIDANCE

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan (2018)

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Achieving sustainable development (Chap 2)
- Delivering a sufficient supply of homes (Chap 5)
- Promoting sustainable transport (Chap 9)
- Achieving well designed places (Chap 12)
- Meeting the challenge of climate change, flooding and coastal change (Chap14).

The main policy considerations raised by the application that the Committee are required to consider are:

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 5.2 Minimising carbon dioxide
- 5.3 Sustainable design
- 5.14 Water quality and wastewater infrastructure
- 5.17 Waste capacity
- 6.3 Assessing effects of development on transport capacity

- 6.9 Cycling
- 7.4 Local character
- 7.6 Architect

Croydon Local Plan: Strategic Policies 2018:

- SP2 Homes
- SP4 Urban design and local character
- SP5 Community
- SP6 Environment and Climate Change
- SP8 Transport and communication

Croydon Local Plan Policies 2018:

- DM1 Homes
- DM10 Design and character
- DM13 Refuse and recycling
- DM19 Providing and protecting community facilities
- DM23 Development and construction
- DM25 Sustainable drainage systems
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 Car and cycle parking in new development

8 MATERIAL PLANNING CONSIDERATIONS

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

1. Principle of development
2. Housing Quality for future occupiers
3. Townscape and visual impact
4. Residential Amenity
5. Transportation
6. Sustainability and flooding
7. Waste

Principle of Development

8.2 The planning history for this site has been fully documented since the granting of planning permission in 2007 for its use as a nursery (Class D1). The building has had periods of occupancy interrupted by spells of vacancy Jan 2014- Sept 2016 and April 2017- present with no alternative use being established on site. This latest proposal is for change of use and conversion of the former nursery into 6 self-contained flats. The applicant's propose that for at least the first 5 years the flats would provide emergency housing accommodation. This follows a previous proposal (ref 18/00247/FUL) refused in 2018 for its conversion from a day nursery to 13 residential units to provide low rented accommodation with parking and cycle storage. The

reasons for the 2018 refusal was based on a lack of marketing evidence, poor layout, excessive parking and size of units.

- 8.3 Overall in policy terms, there is a general regard to safeguarding community facilities. Policies SP5 and DM19 permits the loss of community facilities only where it has been demonstrated that there is no need for the existing premises or land for a community use and that it no longer has the ability to serve the needs of the community.
- 8.4 The applicants state that the property was last used as a nursery in 2016 but ceased operation due to financial implications and following its closure in 2016 efforts were made to find a suitably tenant. The marketing evidence supplied included a list of 15 organisations/groups who were approached on the use of the premises for community purposes over a period of months; however the applicants confirmed that no interest was shown following this marketing exercise. The applicants state that the introduction of the nursery has proven to be financially unviable in this location partly due to the number of childcare providers in the Borough which has impacted on the viability of the site. The applicants therefore state that due to the difficulty to secure a tenant and the unviability of the existing use the loss of community activity should be accepted.
- 8.5 One of the reasons for the refusal of the change of use in 2018 was the extent of marketing associated with the site. Policy DM19, identifies that the marketing exercise associated with proposals should be for a minimum period of eighteen months. The evidence should demonstrate that it has been offered at a reasonable charge for community groups/voluntary sector organisations, reflecting its existing use value, unfettered by any hope value. Neighbours have objected to the information provided by and comment that the site has not been extensively marketed for nursery or any alternative community use.
- 8.6 Since May 2018 a further marketing exercise has taken place. The site is still currently being advertised. Officers have reviewed all the evidence which provides a detailed chronological account of the building use and activity between 2013 and 2018, and consider that while the premises may not have been marketed for a continuous period of 18 months the property has over the last 5 years been marketed in total for a period exceeding 18 months (23 months in total), including a period of 12 months (between January 2015 and January 2016) during 2017 and up to the present. Officers also acknowledge that the marketing exercise during 2016 was only stopped as an alternative nursery operator use was found. This operation however only lasted a few months which would support the applicants claims of lack of demand and unviability of the site.
- 8.7 In light of the information provided, the evidence shows a genuine attempt at marketing the property for community use over the last 5 years. It is not considered that the break in continuous marketing, necessitated by an alternative community use occupying the site, is sufficient reason to justify a recommendation for refusal on land use grounds. Based on the information provided officers consider that the site has been correctly marketed in respect to nursery or any other alternative community facilities in line with policy requirements DM19.1.
- 8.8 Therefore the loss of the community use can in principle be considered acceptable as it addresses current policy.

8.9 Policy SP2 states that the Council will apply a presumption in favour of residential development. In considering the proposal in line with the principles of the NPPF (2018), the London Plan and the CLP 2018 the local planning authority has had regard to delivering a wide choice of homes for all people at all stages of life and in supplying new housing. Now that the Community protection policies have been overcome residential development in this location is in accordance with Policy.

Housing Quality for future occupiers

8.10 This current application proposes the conversion of the property into 6 self-contained flats. The previously refused 2018 proposal involved the provision of 13 under sized bedsit units. This proposal now includes 6 self contained flats (1, 2 and 3 bedrooms) each of which would comply within the Mayoral and National Technical Space Standards (NTS) which is considered suitable for application across all tenures. These standards sets out requirements for the Gross Internal (floor) area of new dwellings dependant on the size and number of bedrooms. .



8.11 The proposed 6 flats would provide suitable sized residential accommodation and comply with national and local policy standards. Each flat would have suitable layout, with dual aspect outlook and would receive sufficient light. The proposed development would ensure a good standard of accommodation.

8.12 The proposal includes an area of rear garden approx. 340sq.m. This would be above the policy requirement of 52sqm of playspace. In addition the applicant has provided an indicative layout to demonstrate how the rear garden could provide private amenity areas for each of the flats should they become privately owned/rented including a communal garden area in the future. Therefore based on the size, layout and amenity space the proposed development would provide good quality residential accommodation in line with national standards.

Townscape and visual impact

8.13 The proposed development would involve minor external alterations to this locally listed building. No extensions are proposed. The proposal would involve refurbishment of existing brickwork, new door arrangement with rear windows obscured to bathrooms and minimise the potential loss of privacy to neighbouring properties. Neighbours have objected to the proposed approach to obscuring the windows to this locally listed building. Details of window treatment would be required to be submitted to the Council for approval in order to safeguard the appearance of the property and that any alterations are sympathetic to character and history of the

building. Overall there are no objections subject to conditions from a design prospective.

Residential neighbouring amenity.

- 8.14 The proposed building would not include any extensions. There would be no change in existing window positions with the exception of the insertion of new window openings at ground floor level in the south of the building which is unlikely to impact significantly on neighbouring amenity. The measures to prevent undue loss of privacy for potential occupiers to the building by obscuring glazing to bathroom windows would be conditioned to safeguard visual amenity. The proposal would not result in any increase in overlooking or loss of privacy towards neighbouring properties including those at Sunnholme Residents to the west. The proposal would include external refurbishment which would significantly improve its appearance and bring the current empty building back into use.
- 8.15 The neighbouring approved development (15/03112/p) is to the south of the main building. However the approval of this scheme previously considered that the building would be at a reasonable distance between the nursery buildings with limited overlooking occurring between both properties. The relationship between the two properties remains the same and the proposal would not have an unacceptable impact on the amenities of those potential future occupiers to the rear.
- 8.16 The proposed residential use would be in keeping with the nature of the locality. The proposal for 6 flats would potentially reduce the level of activity experienced previously from that associated with a nursery operation. The overall level of development is not considered to be excessive.
- 8.17 A concern of neighbours over this proposal involves the potential impact on their living conditions and amenity, and the fact that the current building has been vacant for long spells and is in a poor condition. Neighbours have identified loss of amenity based on potential noise, disturbance, visual amenity and congestion; in addition to the level of detail provided of the proposal and a lack of credibility over the current owner. Furthermore, that there would be no recourse in the event of anti-social behaviour in terms of potential occupancy which would lead to undue impact on the local streetscene. Neighbours have drawn on comparisons of other multi occupied buildings within the immediate locality which they say have resulted in similar adverse impacts, two of which exist in the same road.
- 8.18 In view of the previous history of the site it is understandable why neighbours would raise concerns over the management and activity associated with the the building. Equally however if the proposed use was to be properly managed and such an arrangement sufficiently secured, this would provide an effective form of accommodation with little impact for neighbours. In the initial period (of 5 years) the applicant is proposing that the responsibility for nominating potential occupiers would lie with the Council's Housing Initiatives Team. However, after that period this situation could be altered. It is therefore recommended that a management plan for the property is secured by way of a condition.

Transportation:

- 8.19 The PTAL level for this site is 5 which is high. Officers consider that the provision of 1 disabled bay and 2 other bays including one electric charging point with 12 bicycles to be sufficient. The existing access arrangements (including 2 vehicular accesses) would be retained. The proposed level of parking and associated movement would be significantly less than that associated with the previous nursery operation. Details to securing the parking provision, the number of cycle spaces and of the position of refuse storage enclosure to ensure suitable collection measures would be controlled by condition.
- 8.20 Therefore subject to suitable details the proposal is therefore considered to be in accordance with London Plan policies 6.3 assessing effects on development capacity, 6.9 cycling, CLP policies SP8, DM29 and DM30.

Sustainability and flooding

- 8.21 The Council would seek new homes to meet the needs of residents over a lifetime and be constructed using sustainable measures to reduce carbon emissions. In line with Policy 5.2 of the London Plan, the development proposals should make the fullest contribution to minimising carbon dioxide emissions. In addition, the Council would require the development to achieve a water use target of 110 litres per head per. Subject to conditions the development would need to achieve sustainable requirements in line with national, regional and local level.
- 8.22 The applicants have submitted a flood risk statement which identifies the site to be in Flood Zone 1. In terms of sustainability the conversion of the existing building would involve the re-construction of currently paved areas to landscape. The sustainable report confirms that this approach will significantly reduce any un-mitigated run-off from these areas. In turn this will reduce surface water rates run-off from the site and reduce flood risk elsewhere. In doing so this scheme meets the London Plan's requirement for a 50% reduction in peak run-off rates from brownfield sites

Waste

- 8.23 The proposed plans indicate the location for the waste storage facilities. It is considered that the proposed bin storage for 6 flats would need to contain 1 x 660ltr landfill, 1 x 1280ltr comingled dry recycling and 1 x 140 ltr food recycling facilities. However, details confirming this provision would need to be secured by condition to ensure suitable facilities are provided in line with the principles of London Plan policy 5.17 waste capacity; CLP policies SP6 and DM13.

Conclusions

- 8.25 The recommendation is to grant planning permission. All other relevant policies and considerations, including equalities, have been taken into account.