

LBC 10

late July 1971

1971

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WIPSY HOMES HOLDINGS
LIMITED

AGREEMENT

relating to

Hallinwood Kennels Selsdon
Vale Selsdon in the London
Borough of Croydon (Town and
Country Planning Act 1971
Section 52)

Alan Biskemore
Town Clerk and
Chief Executive
Croydon

South

July 1979 W E S E L S O N V A L E E S T A T E AND BURGESSES
The Council of the Borough of Croydon (hereinafter called "the Council") of the one part and W E S E L S O N V A L E E S T A T E HOLDINGS LIMITED whose registered office is at 20 Alderley Grove London E15 4JQ (hereinafter called "the Company") of the other part

W E S E L S O N V A L E E S T A T E

1. The Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 for the area within which the land hereinafter mentioned is situated
2. The Company is the freehold owner of the property known as Hallinwood Kennels Selsdon Vale Selsdon in the London Borough of Croydon as the same is shown on the attached plan and edged as to part in red and as to the remainder in blue (which said separate parts are hereinafter referred to as "the red land" and "the blue land")
3. The Company has by written application under reference number 79/20/234 applied to the Council for permission to develop the red land by the construction of 20 semi-detached houses and an extension of estate roads
4. The said proposed development adjoins and is an extension of the Company's Selsdon Vale Estate planning permission for which was granted in 1972 under reference number 72/20/259 subject to conditions that (inter alia) a strip of land 150 feet in width and situated along the south eastern boundary of the site with the Selsdon Wood Nature Reserve should remain undeveloped and that the said strip be fenced and treated as specified in the planning permission to the intent that the said strip be retained as a buffer of open land between their Estate and the Nature Reserve
5. The blue land adjoins and will form a continuation of the said 150 foot strip and the Company have agreed to enter into this agreement to the intent that the future use of the land be regulated in the like manner and as specified herein
6. The Council are satisfied that the proposed development of the red land is such as may be approved by the Council under the Town and Country Planning Act 1971 subject to provision being made as to the future use of the blue land as appears in this agreement

AND THIS AGREEMENT IS MADE SUBJECT TO THE FOLLOWING:-

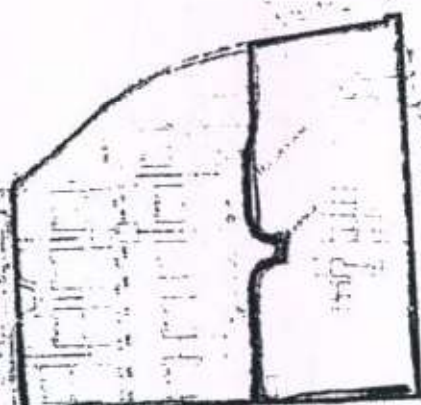
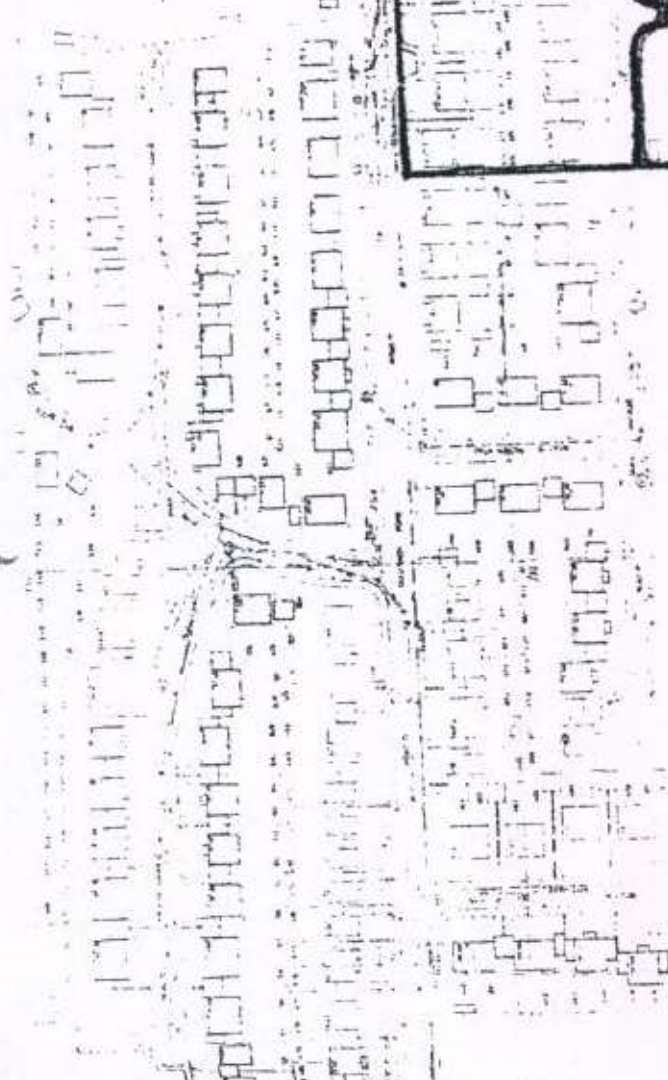
1. THIS agreement is made pursuant to section 52 of the Town and Country Planning Act 1947 and is intended permanently to regulate the use of the blue land
2. THE Council in consideration of the covenant by the Company hereinafter contained hereby approve the development proposed in application number 75/26/184 subject to the conditions set out in the schedule hereto
3. THE company hereby covenants with the Council as follows:-

- (1) to demolish the existing kennels buildings on the blue land
- (2) to discontinue the present use of the blue land for kennels and boarding animals
- (3) not to use the blue land for any purpose other than as a single dwellinghouse with associated garden ground

SCHEDULE

(Conditions attached to planning permission for development of the red land)

1. Approval of new street plans and details of levels, gradients, surface water drainage and construction
2. A landscaping scheme showing trees to be retained and new planting, being submitted to the Council for approval before the development is begun the scheme to be carried out to the Council's satisfaction during the first planting season after the completion of the development
3. No windows shall be positioned on the flank elevation(s) other than those shown on the deposited plan
4. The materials to be used on the external elevations being approved by the Council before the development is begun
5. The proposed vehicular accesses being provided with a 5 ft. by 5 ft. visibility splay to the Council's satisfaction
6. The development shall be begun within five years of the date of the permission



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 Development Planning



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