

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Weekly Planning Decisions</p>
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**1. Purpose**

- 1.1 This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

**Planning Decisions**

- 1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 9<sup>th</sup> December 2019 and 3<sup>rd</sup> January 2020.
- 1.4 During this period the service issued 280 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 11 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 280 decisions issued, 40 were refused (14.2%). Therefore the approval rate for last reporting period was 85.8%.
- 1.6 Notable decisions are listed below
- On 23<sup>rd</sup> December 2019, planning permission was refused for the conversion of an existing flat at 58 Lower Addiscombe Road for up to seven persons with a rear second floor extension and roof extensions (LBC Ref 19/05124/FUL). The reason for refusal focussed on over-intensive use of the property detrimental to the amenities of immediate neighbours with likely pressure being placed on an already stressed on-street car parking situation.
  - Planning permission was issued on 10<sup>th</sup> December 2019 (following the completion of the associated S.106 Agreement) for the redevelopment of the Norbury Trading Estate involving 1,028 sq metres of replacement B1 floorspace, 536 sq metres of community floorspace and 73 residential units (LBC Ref 19/00305/OUT). This case was considered by the Planning Committee back in August 2019 and Members will recall that the scheme (as accepted) delivered 30% affordable housing with the affordable rented accommodation to be delivered at London

#### Affordable Rents.

- On 20<sup>th</sup> December 2019, planning permission was refused for the redevelopment of 88 Riddlesdown Road to provide a block of 21 self-contained flats with car parking, landscaping and associated works (LBC Ref 19/04371/FUL). The reason for refusal focussed on the following issues; lack of affordable housing, an insufficient level of family accommodation, lack of analysis to cover biodiversity and flood-risk issues and the detrimental impact of the proposed development on the character and appearance of the area.
- Planning permission has finally been issued (on 11<sup>th</sup> December 2019) in respect of the redevelopment of White Lodge (126 Foxley Lane and 1 Woodcote Drive) involving the erection of a three storey building comprising 21 special car residential units (neurological care) and the provision of associated facilities (LBC Ref 17/04657/FUL). This case was considered by the Planning Committee back in June 2018.
- Planning permission was granted on 30<sup>th</sup> December 2019 for the redevelopment of 330 Purley Way (part detailed/part outline) involving the erection of part 1, part 2 storey A1 units (next to the John Lewis At Home) and a flexible single storey A1/A3 unit (detailed element) and the demolition of the existing retail unit and the erection of three residential blocks (up to 4 storeys) comprising 56 residential units with ground floor commercial uses and a separate commercial unit at rear for B1b and B1c), B2 or B8 uses (outline element) (LBC Ref 18/02908/FUL). Members may recall that this scheme was the subject of a pre application submission to Planning Committee back in April 2018 and the scheme was determined by officers under delegated powers. This very much puts down a marker for mixed use redevelopment of the site (and neighbouring sites) in the future – rather than focussing purely on single use redevelopment scenarios.
- On 13<sup>th</sup> December 2019, planning permission was refused for the conversion of 63 Macclesfield Road in South Norwood as a 7 person HMO (LBC Ref 19/04846/FUL). The reasons for refusal focussed on the proposed loss of a small family house.
- Planning permission was issued on 23<sup>rd</sup> December 2019 in respect of the redevelopment of 37 Russell Hill Road (4 days after the Planning Committee resolution to grant planning permission subject to completion of the associated S.106 Agreement) involving the erection of a part 2, part 8 story building (with basement) to accommodate 47 residential units with parking, access and landscaping. In accordance with good practice, the S.106 Agreement was being negotiated/drafted alongside the planning application determination process which facilitated the speedy issuing of the eventual planning decision. As officers outlined when presenting to the 19<sup>th</sup> December 2019 Planning Committee, a decision had already been taken (under delegated powers) in respect of the redevelopment of the neighbouring site at 29-35 Russell Hill Road and officers are currently finalising the S.106 Agreement in respect of this neighbouring scheme and it is hoped that planning permission for this neighbouring site should be issued later this month facilitating the regeneration of this part of Purley and the delivery of significant levels of affordable housing.