

PLANNING COMMITTEE
Thursday 27th February 2020
- ADDENDUM TO AGENDA -

Item 6.1 – 19/04987/FUL– Land Adjacent to Croydon College, College Road

Paragraph 2.3 including the list of conditions is updated as follows:

Conditions

1. Commencement of the development within 3 years
2. Development to be carried out in accordance with the approved drawings

Both Tower A and Tower B

Pre-commencement

3. Construction logistics plan and method statement
4. Construction Environment Management Plan
5. NATS radar mitigation scheme
6. Aviation warning lights (including construction)
7. Sustainable urban drainage strategy detailing any on and/or off site drainage works (*prior to commencement with the exception of demolition, excavation and piling*)
8. Impact study of the existing water supply infrastructure (*prior to commencement with the exception of demolition, excavation and piling*)

Pre-commencement of works above podium level (with exception of stair and lift cores, through to the 20th floor level)

9. Design development of the crown of the buildings
10. Design development of the plinth articulation
11. Typical façade materials and detailing – 1:20 details used then to produce 1:1 mock-ups, with 1:5 details to confirm following approval
12. 1:1 mock ups of the Crown, Tower A and B portion showing interface, and of the lower amenity levels and colonnade
13. External facing materials, including physical samples and detailed drawings of design elements
14. Public Art strategy, designs and implementation (brief and commissioned pieces for both the colonnade and the elevations including physical samples)
15. Details of public realm and landscape design to ensure it is coordinated with neighbouring developments and the emerging Council College Green public realm designs
16. Tree planting and management strategy
17. Vehicle Dynamics Assessment with hostile vehicle mitigation and anti-terrorist measures
18. Secured by Design/engagement with the Police
19. Accord with Air Quality Assessment and submission of air quality Low emission strategy

Pre-occupation

20. Hard and soft landscaping, including rooftop amenity spaces, children's playspace and equipment, boundary treatments and planters (including detailed sections with proposed planting)

21. Public realm and building lighting scheme (linked with development of the colonnade and elevations) and to include night time illumination
22. Landscaping and public realm management and maintenance strategy
23. Details of fenestration of the ground floor, including shop fronts, glazing, signage zones and co-ordination and enhancement of the public realm
24. Lighting and CCTV of bin and bike stores, surface and under-croft parking areas
25. Details of cycle parking and storage (including staff provision)
26. Access routes and signage down the ramp and into basement for pedestrians, cyclists and cars
27. Refuse store and collection management plan
28. Detailed delivery and Servicing Plan to be submitted
29. Car park management plan (including EVCP)
30. Rooftop amenity for both towers to be agreed including mitigation
31. Window ventilation systems and sound insulation
32. Biodiversity enhancements
33. Café and co-living kitchens extraction details
34. Details of air handling units/plant/machinery and screening
35. Building maintenance strategy including window cleaning

Compliance

36. Use of ground floor as Class A3/D1/co-living reception
37. Restriction on hours of use of non-residential uses
38. 35% CO2 reduction on site
39. BREEAM excellent for non-residential
40. All features and materials must comply with Part B of the Building Regulations in relation to fire safety
41. Parking spaces, disabled parking, cycle parking installed in accordance with the approved details prior to occupation
42. Public accessibility of areas within the building to be provided as specified
43. Compliance with fire statement
44. Accord with contaminated land assessment with validation report submitted prior to occupation
45. Development shall stop if unexpected contamination found, and appropriate remediation agreed, carried out and verified
46. Petrol and oil interceptors for car park
47. Accord with mitigation outlined in Noise Assessment
48. Noise from air and plant units should not increase background noise
49. Accord with submitted Residential Green Travel Plan
50. Meanwhile strategy, plan and implementation if required

Tower A specific

Pre-commencement of works above podium level (with exception of stair and lift cores, through to the 20th floor level)

51. Final details of number and details of kitchen stations, booking systems for amenity areas within building and smart lift system, seating within corridors, seating areas at ends of east/west corridors, typical unit entrances

Pre-occupation

52. Details of cycle hire scheme for residents only, details of adaption to public use if required

Compliance

53. Minimum co-living floorspace - total amenity (3,016sqm), kitchen areas (1,361sqm), laundry (69sqm), gym and gym studio (198sqm), rooftop (556sqm)

54. Maximum co-living floorspace - co-working and maker space (240.9sqm), plant areas as specified in the application
55. Co-living facilities to be for use by residents only
56. Units CS:B1 and CS:B2 on each floor to be DDA compliant
57. Public café can be used as leasing/marketing suite for year after first occupation, following this shall revert to A3 use for lifetime of development

Tower B specific

Pre-occupation

58. Any extract systems for community use

Compliance

59. 10% of units M4(3) and 90% M4(2)
60. Community use retained as D1 use for lifetime of development
61. 110 litre/person/day water consumption target
62. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

Paragraph 7.4 is updated to include the following London Plan policies:

- 2.15 Town Centres, 3.6 Children and Young Peoples Play and Informal Recreation Facilities, 3.7 Large residential developments, 4.7 Retail and town centre development, 5.9 Overheating and cooling, 5.10 Urban greening, 5.21 Contaminated land, 6.6 Aviation, 6.10 Walking, 7.5 Public realm, 7.7 Location and design of tall and large buildings, 7.8 Heritage assets and archaeology, 7.13 Safety, security and resilience to emergency, 7.15 Reducing and managing noise.

Paragraph 7.6 is updated to include the following Local Plan policies:

- SP3 Employment, SP5 Community facilities, DM4 Development in the Croydon Metropolitan Centre, District and Local Centres, DM11 Shopfront design and security, DM12 Advertisement hoardings, DM14 Public Art, DM15 Tall and large buildings, DM17 Views and landmarks, DM18 Heritage assets and conservation, DM19 Providing and protecting community facilities, DM24 Land contamination, DM38 Croydon Opportunity Area

For clarity, an additional sentence is to be added to paragraph 8.55 as follows:

The extant scheme comprised a part 16 part 38 storey tower. The proposed scheme would retain a similar stepped building form, but would increase the height of the taller element (Tower A) to 49 storeys and the lower element (Tower B) to 33 storeys. It is worthy of note that modular construction methods proposed allow depth efficiencies, resulting in each storey being shorter in height than a typical build-up. Therefore the literal increase in storeys is not so significant - Tower A would be 20.4m higher than the approved scheme, and Tower B would be 48.13m higher than approved.

An amendment to paragraph 8.92 is required, as follows:

To clarify, guidance suggests that if the VSC percentage difference is less than 27% and less than 0.8 times its former value then there would be an adverse effect. However, the BRE guidance allows alternative target values; an 18% threshold guideline to take account of town centre locations. This has been used as a secondary consideration for 101 George Street and Fairfield Block A, whilst all other properties in the submitted report have been assessed against the 27% BRE target for VSC in the first instance.

Item 6.2 – 18/06068/FUL – 19 Hartley Old Road, Purley, CR8 4HH

Amended plans received to improve design by changing the ground floor facing materials to brick and providing additional detailing. CX15-105 Rev H, CX15-106 Rev E. Officers consider that this improves the design of the scheme and carefully balances the appearance of the proposed scheme with the mixed materials on the road, which are a mix of render, half timbering and brickwork. The changes are not so significant as to warrant re-notification.

One letter of objection was received following the publication of the Committee Report:

Additional objection in relation to the intensification of the borough, inappropriate form / scale of development and impact on the character of the surrounding area. These concerns have been addressed in the report at paragraphs 8.2 – 8.14.

Paragraph 4.0, bullet point 1 contained an error and referenced provision of 'houses'; it should read as follows:

- The proposed development would create good quality residential accommodation that would make a positive contribution to the borough's housing stock and would make a small contribution to the Council achieving its housing targets as set out in the London Plan (2016) and Croydon Local Plan (2018) and emerging housing targets. The proposed development would provide an appropriate mix of units including 3x three-bed flats and 1x four-person, two-bed flat. The proposed mix is 3x three-bed homes, 1x two-bed (four person) home, and 5x two bed (three person) homes.

Item 6.3 – 19/03628/FUL – 5 Croham Valley Road

One further letter of representation received and distributed to members of the Planning Committee. This raises only one new issue not summarised in previous objections – the accessibility of proposed amenity space, which is addressed in paragraph 6.35.

Item 6.4 - 19/03965/FUL - 8 Coulsdon Road, Coulsdon, CR5 2LA

One additional letter of objection was received following the publication of the Committee Report. Concerns raised regarding overlooking of 101 Hartley Down, increased traffic on already dangerous section of the road and impact on value of neighbours property. Highway implications discussed in committee report and impact on value of properties is not a material planning consideration. The front boundary of the application site is approximately 30m from the front boundary of 101 Hartley Down and separated by two roads and therefore the proposal will cause no harmful loss of privacy to No.101.

Additional representation from 9 Petersfield Crescent expressing concern with the image provided at Figure 5 of the committee report which misrepresents the relationship between the proposed houses and No.16 Petersfield Crescent which will not sit neatly alongside each other as shown. OFFICER COMMENT: Give the layout of the sites and angle of the buildings from the highway it is not possible for a 2D image to reflect the exact visual relationship between buildings. The image shows the heights and appearances of the buildings. The street elevation image must be read in conjunction with the proposed site plans which clearly show the footprint relationship between the buildings.

Item 6.6 - 19/04705/FUL – 16-18 Ash Tree Close, Croydon, CR0 7SR

Two additional letters of objection were received following the publication of the Committee Report. The issues raised have already been covered in the report, with the exception of the below:

- Construction impacts on the highway (OFFICER COMMENT: covered by condition 3)
- Need and process for dealing with highways s278 agreement (OFFICER COMMENT: informative to be added were permission granted)
- Consider a s106 agreement to improve the road after works (OFFICER COMMENT: dealt with through highways agreement and not through s106)

The first bullet point in section 4.0 should read as follows:

- The principle of the development is acceptable given the residential character of the immediate locality