

# Planning Committee Agenda



To: Councillor Toni Letts (Chair)  
Councillor Paul Scott (Vice-Chair)  
Councillors Muhammad Ali, Sherwan Chowdhury, Chris Clark, Joy Prince,  
Jason Perry, Scott Roche, Ian Parker and Gareth Streeter

Reserve Members: Felicity Flynn, Bernadette Khan, Clive Fraser,  
Stephen Mann, Leila Ben-Hassel, Niroshan Sirisena, Helen Redfern,  
Michael Neal, Badsha Quadir and Jan Buttinger

A meeting of the **Planning Committee** which you are hereby summoned to attend, will be held on **Thursday, 6 June 2019** at **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon, Surrey, CR0 1NX**.

JACQUELINE HARRIS BAKER  
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[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)  
Wednesday, 29 May 2019

Members of the public are welcome to attend this meeting.

If you require any assistance, please contact the person detailed above, on the righthand side.

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.

THIS MEETING WILL BE WEBCAST LIVE - Click on link to view:

<http://webcasting.croydon.gov.uk>

N.B This meeting will be paperless. The agenda can be accessed online at

[www.croydon.gov.uk/meetings](http://www.croydon.gov.uk/meetings)

## **AGENDA – PART A**

### **1. Apologies for absence**

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

### **2. Disclosure of Interest**

In accordance with the Council's Code of Conduct and the statutory provisions of the Localism Act, Members and co-opted Members of the Council are reminded that it is a requirement to register disclosable pecuniary interests (DPIs) and gifts and hospitality to the value of which exceeds £50 or multiple gifts and/or instances of hospitality with a cumulative value of £50 or more when received from a single donor within a rolling twelve month period. In addition, Members and co-opted Members are reminded that unless their disclosable pecuniary interest is registered on the register of interests or is the subject of a pending notification to the Monitoring Officer, they are required to disclose those disclosable pecuniary interests at the meeting. This should be done by completing the Disclosure of Interest form and handing it to the Democratic Services representative at the start of the meeting. The Chair will then invite Members to make their disclosure orally at the commencement of Agenda item 3. Completed disclosure forms will be provided to the Monitoring Officer for inclusion on the Register of Members' Interests.

### **3. 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.

### **4. Development presentations (Pages 7 - 8)**

To receive the following presentations on a proposed development:

There are none.

### **5. Planning applications for decision (Pages 9 - 12)**

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

#### **5.1 18/04376/FUL Laurel Court, 7 South Park Hill Road, South Croydon, CR2 7DY**

Construction of 3-storey residential building at rear comprising 9 units (6x2 bed and 3x3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage along with the refurbishment of

existing building with associated external alterations.

Ward: South Norwood

Recommendation: Grant permission

## **5.2 18/05006/FUL 32 Welcomes Road, Kenley, CR8 5HD**

Demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store.

Ward: Kenley

Recommendation: Grant permission

## **6. 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.

## **7. Other planning matters (Pages 13 - 14)**

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

### **7.1 Weekly Planning Decisions (Pages 15 - 48)**

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).

## **8. 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."

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## **PLANNING COMMITTEE AGENDA**

### **PART 4: Development Presentations**

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#### **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.

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## PLANNING COMMITTEE AGENDA

### PART 5: Planning Applications for Decision

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#### 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 (consolidated with Alterations since 2011)
  - the Croydon Local Plan (February 2018)
  - the South London Waste Plan (March 2012)
- 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.

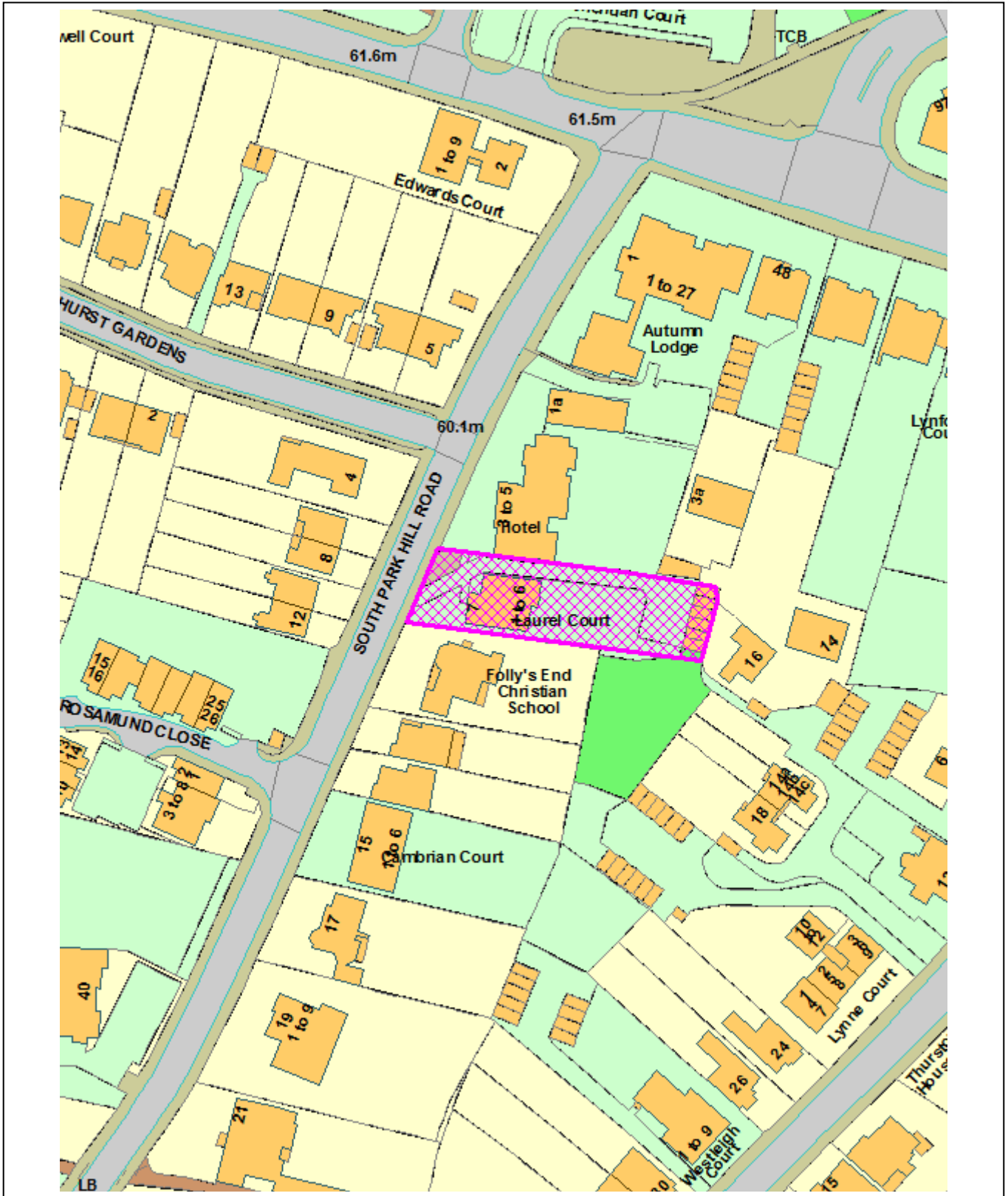
## **8. BACKGROUND DOCUMENTS**

- 8.1 The background papers used in the drafting of the reports in part 5 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.

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**PART 5: Planning Applications for Decision**

**Item 5.1**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/04376/FUL  
 Location: Laurel Court, 7 South Park Hill Road, South Croydon, CR2 7DY  
 Ward: South Croydon  
 Description: Construction of 3-storey residential building at rear comprising 9 units (6x2 bed and 3x3 bed flats) with associated car parking, cycle storage, amenity space and refuse storage along with the refurbishment of existing building with associated external alterations  
 Drawing Nos: 171214-D-001, LC7-010 Rev B, LC7-011 Rev B, LC7-012 Rev B, LC7-013 Rev B, LC7-014 Rev B, LC7-015 Rev B, LC7-016 Rev B, LC7-017, LC7-018, LC7-019, LC7-020 Rev C, LC7-021 Rev B, LC7-022 Rev D, LC7-023 Rev C, LC7-029 Rev D, LC7-030 Rev D, LC7-032 Rev D, LC7-035, LC7-036, LC7-037, LC7-038, LC7-040, LC7-041.  
 Applicant: Mr Kris Maj, Cobalt Construction PL Ltd  
 Agent: Mr Duncan Clendenan, Urban Development  
 Case Officer: Samantha Dixon

	<b>studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed</b>
<b>Apartments</b>	0	0	6 (6 x 3 person)	3 (2 x 5 person, 1 x 4 person)	0

*All units are proposed for private sale*

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
15 (including 2 disabled spaces) for existing and proposed units	31 (for existing and proposed units)

1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Neal) has made a representation in accordance with the Committee Consideration Criteria and requested Planning Committee consideration.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
- 2. Details/samples of materials and balustrades to be submitted
- 3. Inclusive access to units 2, 5 and 8

4. Details of children's playspace to be provided
5. No additional windows
6. Obscure glazing to windows in north elevation
7. Details of glazed screen to roof terrace
8. Car parking provided as specified
9. Details of Refuse storage and maintenance/management to be submitted
10. Details of cycle storage to be submitted
11. Details of electric vehicle charging points to be submitted
12. No obstruction within visibility splays
13. Development in accordance with Construction Logistics Plan
14. Details of SuDS to be submitted
15. Flood resistance and resilience measures to be submitted
16. 19% Carbon reduction
17. 110litre Water usage
18. Tree protection in accordance with submitted details
19. Hard and soft landscaping including boundary treatment as submitted
20. Time limit of 3 years
21. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy
- 2) Code of practise for Construction Sites
- 3) Ecology consideration
- 4) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

2.3 That the Committee confirms that adequate provision has been made by the imposition of conditions, for the preservation or planting of trees as required by Section 197 of the Town and Country Planning Act 1990.

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Erection of a three storey building at rear of existing block of flats
- Refurbishment of existing building with associated external alterations (retaining the 6 flats - albeit with internal configuration)
- Provision of 9 units including 6 x 2 bed and 3 x 3 bed flats
- Provision of communal external amenity space and children's play space
- Provision of 15 off-street spaces in basement for existing and proposed units
- Provision of associated refuse and cycle stores in basement

3.2 The scheme has been amended during the application process in respect of unit mix, balcony arrangement and size, location of children's play space and communal garden area.

### **Site and Surroundings**

3.3 The application site is located on the eastern side of South Park Hill Road. The site currently consists of a detached three storey block of 6 x 2 bedroom flats known as

Laurel Court with car parking and amenity space to the rear. There is an existing vehicular access to the front of the site that mostly runs along the boundary with 3-5 South Park Hill Road (South Park Hotel).



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

- 3.4 South Park Hill Road is a Classified B Road. The site has a PTAL rating of 4 (Good). South Croydon train station is within walking distance and there are two bus routes along the road (routes 64 and 433). Whilst there are no protected trees on site, there is a TPO at 9 South Park Hill Road (No.1, 1994) which relates to a Horse Chestnut in the front garden, as well as an area TPO at the vacant plot of land to the south east of the site (No.5, 1993) (Land rear of 9-13 South Hill Park Road). Ownership and access rights to this back-land site are unknown.

## Planning History

### Relevant planning history at adjacent sites

#### South Park Hotel, 3 South Park Hill Road

- 3.5 12/01878/P Alterations and refurbishment of elevations to include new facade; construction of a second floor to provide additional bedrooms – GRANTED.
- 3.7 16/02535/P - Use as a boarding house for a maximum of 40 students with the A3 (Restaurant & Cafe) use unaffected – GRANTED.

#### 3A South Park Hill Road

- 3.8 09/03490/P - Demolition of existing building; erection of two storey five bedroom detached house with detached garage – APPEAL ALLOWED.

11 South Park Hill Road

- 3.9 18/00693/FUL - Demolition of the existing dwelling; erection of a three/four storey building comprising 1 studio, 4 two bedroom and 1 three bedroom flats with associated landscaping, parking, refuse and cycle provision - GRANTED.

Tudor House Nursing Home

- 3.10 17/04437/FUL - Demolition of two existing residential units (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road – GRANTED

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

- The principle of the development is acceptable given the residential character of the surrounding area.
- The design and appearance of the development is appropriate, enhancing the appearance of the existing frontage building.
- The preserved tree to the frontage of 9 South Park Hill Road would be protected and new landscaping introduced.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The application has been designed to ensure that adjacent sites can be developed in the future.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant
- The level of parking and impact upon highway safety and efficiency is considered acceptable and can be controlled through conditions.
- Sustainability aspects can be controlled by conditions

#### **5.0 CONSULTATION RESPONSE**

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

#### **6.0 LOCAL REPRESENTATION**

- 6.1 The application has been publicised by 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours in response to notification and publicity of the application are as follows:

No of individual responses: 12    Objecting: 4    Supporting: 8    Comment: 0

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



<b>Objection</b>	<b>Officer comment</b>
<i>Design and appearance</i>	
Overdevelopment of the site. The site is too tight. Too big	Addressed in Section 8.9 of this report.
Obtrusive by design	Addressed in Section 8.4 - 8.7 of this report.
<i>Impact on amenities of neighbouring properties</i>	
No consideration for the neighbours – there have already been 2 other large developments in the area at Tudor House Nursing Home and the at 11 South Park Hill Road	Addressed in Section 8.15 – 8.24 of this report.
Loss of light to neighbouring properties	Addressed in Section 8.15 – 8.24 of this report.
Overlooking and loss of privacy for neighbours	Addressed in Section 8.15 – 8.24 of this report.
Extra pollution	This is a residential development and there is no evidence or reason to suggest that the proposal would result in extra pollution.
<i>Trees and ecology</i>	
A number of trees have already been cleared in the copse area at the back/side of the site.	Addressed in Section 8.35 – 8.38 of this report.
Wildlife will be affected	Addressed in Section 8.39 of this report.

6.4 The following Councillor has made representations:

Cllr Michael Neal (South Croydon Ward Councillors) Objecting:

- Over development of the site (back land development)
- Impact on neighbouring properties (overlooking)
- Loss of light or overshadowing

6.5 Limited comment was made by those supporting the proposed development, although some highlighted the need for smaller, more affordable accommodation and a general desire to live in the immediate area.

## **7.0 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 and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in February 2019. 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:

- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.16 Waste net self sufficiency
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.13 Parking
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.21 Woodlands and trees

### **7.5 Croydon Local Plan 2018**

- SP2 - Homes
- SP6.3 - Sustainable Design and Construction
- DM1 - Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 - Design and character

- DM13 - Refuse and recycling
- DM16 – Promoting healthy communities
- SP6 – Environment and Climate Change
- DM23 - Development and construction
- DM25 – Sustainable drainage systems and reducing floor risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and communications
- DM29 - Promoting sustainable travel and reducing congestion
- DM30 - Car and cycle parking in new development

7.6 There is relevant Supplementary Planning Guidance as follows:

- London Housing SPG March 2016
- Croydon Suburban Design Guide Supplementary Planning Document (SPD2) April 2019

## 8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required are as follows:

1. Principle of development
2. Townscape and visual impact
3. Housing quality for future occupiers
4. Residential amenity for neighbours
5. Access and parking
6. Sustainability and environment
7. Trees and landscaping
8. Other matters

### Principle of Development

- 8.2 The London Plan and Croydon Local Plan identify appropriate use of land as a material consideration to ensure that opportunities for development are recognised and housing supply optimised. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.
- 8.3 The application is for a flatted development providing additional homes within the borough, which the Council is seeking to promote. The site is located within an existing residential area and as such, providing that the proposal respects the character and appearance of the surrounding area and there are no other impact issues, the principle is supported.
- 8.4 Policy SP2.7 seeks to ensure that a choice of homes is available in the borough that will address the borough's need for homes of different sizes and that this will be achieved by setting a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme provides 3 x 3 bedroom units and a reasonable number of 2 bed 4 person units. The scheme would therefore contribute to the borough

meeting the 30% strategic target. As the scheme proposes 9 new units (with the existing flats being merely re-configured and enhanced, there is no basis to require the delivery of affordable housing.

### Townscape and Visual Impact

- 8.4 The existing building on site is to be retained and will be re-clad and internally reconfigured. The proposed works seek to modernise and greatly enhance the appearance of the existing block and the wider visual amenities of the locality.



Figure 2: Photo of existing block and plan/CGI of proposed frontage within the street scene

- 8.5 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys, and the proposal is for a three storey building. By reason of current standards the proposed building would have a greater height than the existing frontage block and would also have a greater mass and would therefore not appear subservient. To the frontage building.
- 8.6 However, the new building would be situated entirely behind the existing block, approximately 26 metres back from the site frontage. Whilst the building would be 1 metre higher than the existing block and a similar height to the building to the north (3-5 South Hill Park Road) the rear element will not be visually overbearing within the street scene.
- 8.7 The articulation of mass, including the orientation and proportion of proposed windows has been well considered, providing a suitable contemporary response to the site characteristics. The proposal makes use of the existing large single storey addition to 3-5 South Hill Park Road, thereby opening up the full depth of the site. The units would be mainly orientated towards a southerly direction, to maximise light; leaving a gap to the southern boundary of the site which would enable the neighbouring site to be developed in the future. Whilst the development would extend into the rear yard area, this is a common feature of the adjacent site to the north and with other back-land developments (including 3A South Hill Park Road to the north east) and developments on Birdhurst Road to the east (including Tudor House directly to the rear of the site). This form of development would not be out of character in this location and would successfully maximise the use of the site.

- 8.8 The overall design of the building is contemporary which, as raised above, is considered to be an appropriate approach given the appearance of the building to the front of the site. There is a wide variety of building types in the surrounding area and this development would not be out of keeping. The submitted information outlines that the external elevations will be finished in a white brick and two different tones of fibre-cement panelling. The window frames would be black aluminium and the balustrades black metal. The finish details and use of external materials are of key importance to ensure a quality appearance of the building and therefore full details including samples of materials would be required by condition.
- 8.9 Representations have raised concern that the proposal is an overdevelopment of the site. The site is an urban setting with a PTAL rating of 4 and as such the London Plan indicates that the density levels ranges of 200-700 habitable rooms per hectare (hr/ha). The proposal would be within this range at approximately 440 hr/ha. It is agreed that the development is dense; the proposal uses the local context and good PTAL to optimise the site potential. As outlined above, the proposal would overall result in a development that would respect the pattern and rhythm of neighbouring area and would not harm the appearance of the street scene.
- 8.10 Therefore, having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies in terms of respecting local character.

### **Housing Quality for Future Occupiers**

#### Existing units

- 8.11 The existing 6 flats at Laurel Court would be refurbished as part of the proposed development. The rear of the site currently contains dated garaging and an area of hardstanding which does not appear to be overly used as a communal garden. New private balconies would be provided to the front of the building for each unit, which would be an improvement in respect of the amenity for these occupiers. The ground floor would be reconfigured (from a 2 bed to a 1 bed flat) to allow for a through access to the rear of the site and the associated garden space. The existing flats would have access to the proposed new communal garden and children's play space which would provide a further benefit. They would also be provided with an off-street parking space within the new basement car park. It is noted that the Laurel Court Resident's Association are in support of the proposal.

#### Proposed units

- 8.12 All the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS). Whilst the flats would mainly be single aspect, they would all be either south facing or south-east facing. They would also all have access to a generous private garden or balcony. A communal garden space would also be provided at the rear with a children's play area. It is noted that Lloyd Park is located in close proximity at an approximate 10 minute walk away. It is recommended that a condition be imposed to ensure details of the play space are submitted for approval.
- 8.13 In terms of accessibility, level access would be provided from the front door of the existing building to the three ground floor units and a lift is proposed from basement

level upwards. A plan has been provided to show that Units 2, 5 and 8 could be M4(2) and (3) adaptable. This can be secured by condition. Two disabled parking spaces are proposed within the basement car park.

- 8.14 The development is considered to result in a high quality development including 3 x 3 bedroom family units all with adequate amenities and overall provides a good standard of accommodation for future occupiers.

### **Residential Amenity for Neighbours**

- 8.15 The main properties that would be affected by the proposed development are 3-5 South Park Hill Road (a restaurant/student accommodation), 9 South Park Hill Road (a children's nursery), 3A South Park Hill Road and 16 Birdhurst Road (residential).



Fig 5: Ground floor plan highlighting the relationship with the adjoining occupiers.

### **3 - 5 South Park Hill Road**

- 8.16 This property was previously used as a 30 bedroom hotel with an attached restaurant. A 2016 planning permission changed the use of the hotel rooms to student accommodation for a temporary 3 year period (ending 30th July 2019). After this date it is intended for the premises to be converted back to a hotel.
- 8.17 There are rear facing windows at the back of this property at first and second floor level that serve bedrooms. There are also side facing windows at first floor level that face towards the site which serve the dining area and kitchen of the restaurant. It is acknowledged that some of the windows at this property might be impacted in terms of daylight/sunlight (as confirmed by the submitted Daylight and Sunlight Report) and outlook at the rear would be affected by the encroachment of the proposed development into the rear garden. However, on the basis that the hotel provides short stay accommodation, the overall impact is considered acceptable on balance. The north facing windows (facing onto the hotel/student accommodation) would all serve the communal hallway and would be obscurely glazed to prevent any potential for overlooking and to ensure the development does not preclude the future development of the adjacent site.

8.18 It is noted that a letter of support has been received from this property.

#### 9 South Hill Park Road

8.19 This property is currently operating as a children's nursery. The application site is due north of the nursery plot and on a lower ground level and therefore the development would not cause any loss of light. The main issue for the existing occupiers would be overlooking from any new windows and private amenity space. The main bulk of the proposed development would be set off the shared boundary by approximately 6 metres. Whilst the existing trees along the boundary would need to be removed, a replacement tree screen is proposed that would be planted at a height of 5 - 5.5 metres to ensure an instance screen. This would help to mitigate against any unacceptable harm. It is recommended that a condition be imposed to ensure these existing trees are planted prior to any occupation of the new development at a height of no less than 5 meters and retained and if any of the trees have died after a 5 year period, then suitable replacement trees should be planted.

8.20 Given the distance of the development to the site boundary, it is considered that the proposal would not preclude any future development proposals at 9 South Hill Park Road in the future.

#### 3A South Hill Park Road

8.21 This residential property is located to the north-east of the site at the rear of 3-5 South Park Hill Road with its rear garden abutting the application site. Whilst the proposed development would be clearly visible from the rear of this house, it would be located a minimum of 16 metres from the rear elevation and would therefore not be unduly overbearing. The side elevation would front onto this property and no windows proposed for the elevation facing onto 3A South Hill Park Road and would therefore provide a reasonable level of privacy. The private amenity space (proposed on the roof of the extension) would be set back 2.5m from the sides of the building and would be enclosed by a glazed 1.8m high screen which would prevent it from causing any overlooking. The applicant has undertaken an assessment demonstrating that the proposal would not encroach into the 25 degree BRE sightline from the ground floor windows of 3A South Hill Park Road and therefore, the development would not materially affect the existing daylight/sunlight provision of this property. The impacts on this neighbouring property to the north would therefore be acceptable.

#### 16 Birdhurst Road

8.22 This residential property is located to the rear (south east) of the site. Whilst the detached property remains in place, planning permission to demolish this property and extend Tudor House care home (with a five storey building in a similar and extended position to the existing house) was granted by Planning Committee in June 2018 (LBC Ref 17/04437/FUL).

8.23 As existing (16 Birdhurst Road) or proposed (Tudor Court), the application has been designed to ensure there would be no adverse impact on this property. The orientation of the buildings would mean that the proposal would cause no significant loss of light. At its closest point, the proposed building would be 11.5 metres from the rear elevation and all upper level windows have been angled so that they afford no direct views of the site to the east. As outlined in Paragraph 8.21 above, the roof terrace would cause no significant loss of privacy. The impacts on the site to the rear are acceptable.

### Vacant land to the south east

8.24 This vacant area of land to the rear of 9-11 South Hill Park Road is covered in vegetation, with trees protected by an area TPO. Ownership and access rights to this site are unknown. Whilst the TPO suggests that future development of this site is unlikely, the applicant has provided plans to demonstrate that the current proposal would not prejudice the future development this site, outlining a possible building footprint showing window orientation. Officers are satisfied with the information provided.

### **Access and Parking**

8.25 The site has a PTAL rating of 4 which means that it has good access to public transport links. South Croydon railway station is a short walk from the site and there are bus stops located along the road (routes 64 and 433).

8.26 15 car parking spaces would be provided at the site in a basement car park. Two of these spaces would be designated for disabled users. At present, the rear of the site provides parking for the existing 6 flats at Laurel Court. It should be noted that the 15 parking spaces would be created for the 9 new flats, together with the 6 existing flats (15 flats in total, 1 space for each unit).

8.27 Two electric charging points (EVCP) would be provided in the car parking area (14% of the 15 spaces). Local Plan Policy DM30 states that 20% of parking bays should have electric vehicle charging points, with future provision available for the other bays. When considering provision for just the new units, two EVCP are required and therefore the number proposed are considered acceptable. Details and provision of the EVCP is conditioned.

8.28 A cycle storage area would be provided in the basement parking area. 31 cycle parking spaces would need to be provided for all of the flats (including the existing) in line with London Plan requirements (1 space for 1 bed flats and 2 spaces for all other units) and these are adequately shown on the plans.

8.29 Refuse storage is also shown within the basement. The applicant has confirmed that to get the bins to the highway on collection days an on-site refuse vehicle would be kept within the basement to bring the bins up the access ramp and that a property management company would be contracted for weekly delivery and return of the bins. Further details in regard to refuse storage and management would be required by condition. A refuse collection area within the site to the side of the vehicular access is shown on the plans.

8.30 The vehicular access to the site would be relocated from the centre of the frontage to the northern side. Plans have been submitted showing that the vehicular and pedestrian visibility splays can be achieved from the access. The access to the basement would have a 16% gradient which is an acceptable layout. Pedestrian access to the site would be improved with a dedicated footpath from the building entrance from the highway.

8.31 Given the tight constraints of the site and location of protected trees, a Construction Management Plan (CMP) has been submitted to demonstrate how the development could be constructed. Highways and Tree Officers have assessed the plan and are satisfied with its contents. These details will be secured by condition.



## **Environment and sustainability**

- 8.32 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.
- 8.33 The site is located within an area with potential for groundwater flooding to occur at the surface and an area at very low risk of surface water flooding. The proposed basement is not habitable and therefore classed as a less vulnerable use, however details of resistance and resilience measures for the basement and ground floor level will be required by pre-commencement condition.
- 8.34 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS). The scheme proposes a green roof to the majority of the building. Whilst this is welcomed, further assessment to demonstrate that this is an appropriate SuDS solution for the site will be required by condition prior to the commencement of any groundworks on site.

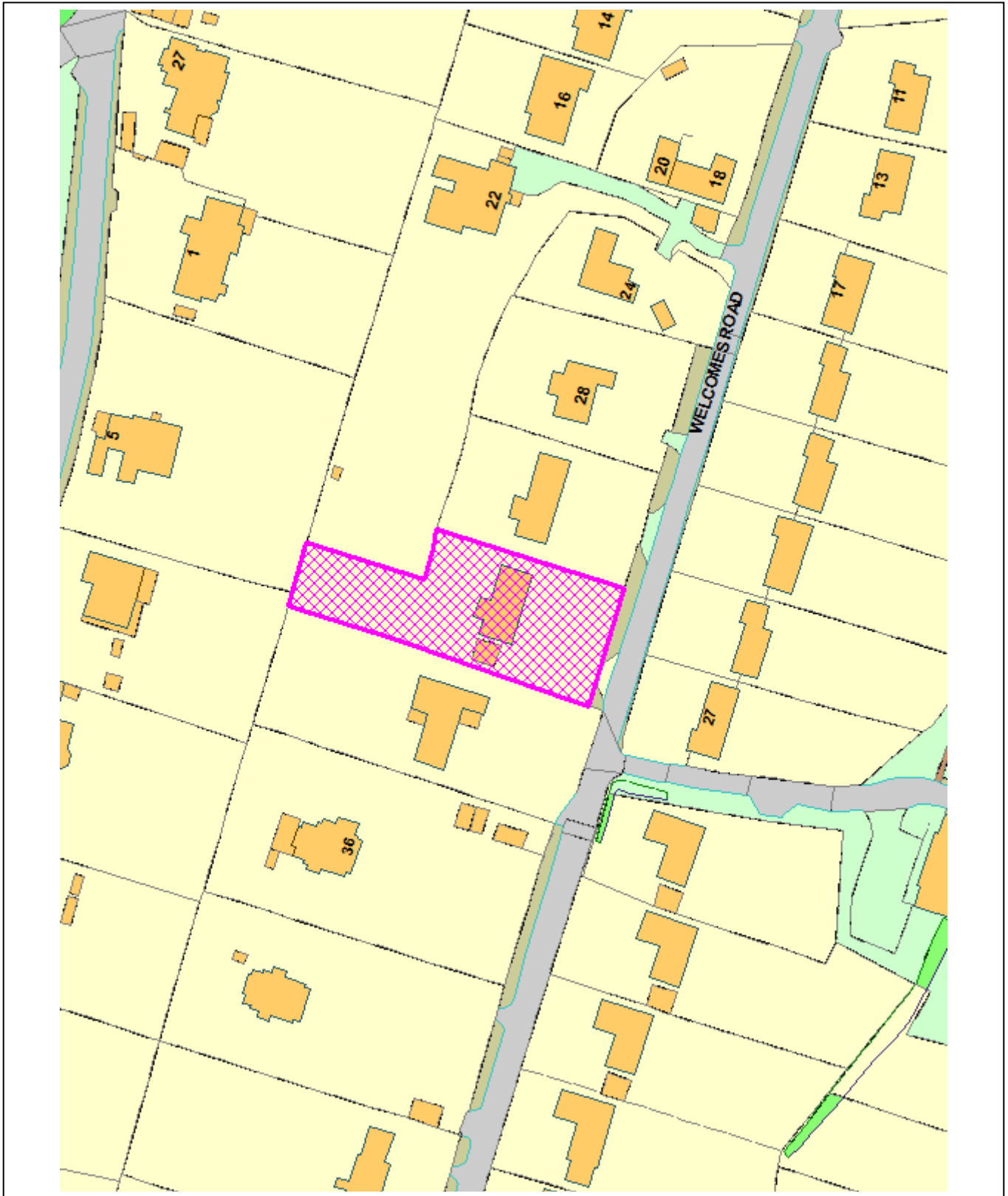
## **Trees, Landscaping and Ecological Issues**

- 8.35 There is a protected (TPO 1, 1994) tree situated on the front boundary, under ownership of 7 South Park Hill Road. The rooting protection area would extend across the front amenity area of the subject site and its main access. The trees situated in the vacant land to the rear/south of the application area protected by an area TPO (No.5, 1993).
- 8.36 The applicant has submitted an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan. Tree officers raise no arboricultural objection to the proposed development subject to strict adherence to the protection measures as outlined in the reports.
- 8.37 The boundary trees situated along the southern boundary adjacent to the nursery would need to be removed to facilitate the construction of the development. They are of no special merit and not protected and therefore in tree quality terms, the tree officer has no objection to their removal. The trees do however provide a necessary privacy screen between boundaries and retaining a screen here is vital given the close proximity of the southern elevation of the proposed building which contains balconies at first and second floor level. The applicant has suggested a replacement evergreen tree screen which could be planted at a height of 5.5m to ensure an instant impact. This planting will prevent direct overlooking into the rear garden of the adjacent nursery and as such this is considered to be a suitable solution.
- 8.38 A full hard and soft landscape plan has been submitted for the whole site detailing boundary treatment and indicating permeable paving where appropriate and soft planting to the site frontage to enhance the appearance of the site within the street scene and planted within the communal area at the rear. The landscaping is appropriate and details can be secured by condition.
- 8.39 As regards ecological considerations, the land to the rear of the existing building is mostly hard landscaped. Whilst there is no reason to believe that any protected species would be harmed by the proposed development, an informative, to be included as part of the officer recommendation is suggested, making the applicant aware that it is an

offence to harm protected species or their habitat and in the event that protected species are found on site the applicant should refer to Natural England standing advice.

## **Conclusions**

- 8.40 The principle of development is considered acceptable within this area. Whilst it is recognised that the proposed development is significant in mass, it has been carefully designed to ensure there is no harmful impact on the existing units on site or the adjacent properties. The design is innovative and contemporary and the appearance of the existing frontage block would be greatly enhanced. The protected trees on adjacent sites would be retained and suitable soft landscaping proposed. The impact on the highway network is acceptable. Thus the proposal is considered to be in accordance with the relevant policies.
- 8.41 All other relevant policies and considerations, including equalities, have been taken into account.



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**PART 5: Planning Applications for Decision**

**Item 5.2**

**1.0 SUMMARY OF APPLICATION DETAILS**

Ref: 18/05006/FUL  
 Location: 32 Welcomes Road, Kenley, CR8 5HD  
 Ward: Kenley  
 Description: Demolition of existing building: erection of a three storey building comprising 9 units and formation of associated vehicular access and provision of 9 off-street parking spaces, cycle storage and refuse store.  
 Drawing Nos: CX10-S1-101A; CX10-S1-102; CX10-S1-103A; CX10-S1-104A; CX10-S1-105A; CX10-S1-106A; CX10-S1-107A; CX10-S1-108A; CX10-S1-109A; CX10-S1-110A; CX10-S1-111A; CX10-S1-112A; CX10-S1-113; CX10-S1-114A; CX10-S1-115A; CX10-S1-116A; CX10-S1-117A; CX10-S1-118A; CX10-S1-119A; CX10-S1-120B; Front Drive / Private Garden Hard Landscape Proposal A 01; Front Drive / Private Garden Soft Landscape Proposal A 01; Rear Garden Hard Landscape Proposal A 01; Rear Garden Soft Landscape Proposal A 01; Planting Schedule received 26/03/2019; Tree Specifications received 26/03/2018; Specification for planting specimen trees received 12/12/2018; Arboricultural Report dated 08/09/2018 received 12/12/2018.  
 Applicant: Mr Rafael Porzycki of Aventier Ltd  
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision				1		1
Proposed Provision		6	1	2		9

1.1 This application is being reported to Planning Committee because objections above the threshold in the Committee Consideration Criteria have been received.

**2.0 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

## **Conditions**

1. Development to be carried out in accordance with the approved drawings and reports except where specified by conditions
2. No above ground works until details facing materials
3. Detailed drawings – Land levels
4. Details of car parking (to be provided prior to occupation and permanently retained)
5. Hard and soft landscaping to be submitted
6. 19% reduction in CO2 Emissions
7. 110l Water Restriction
8. Permeable forecourt material
9. Trees – Details in accordance with AIA
10. Tree Protection Plan
11. Visibility splays
12. Construction Logistics Plan
13. FRA (SUDs)
14. Windows
15. Time limit of 3 years
16. Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport

## **Informatives**

- 1) CIL
- 2) Code of practise for Construction Sites
- 3) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport

### **3.0 PROPOSAL AND LOCATION DETAILS**

3.1 The proposal includes the following:

- Demolition of existing detached house
- Erection of a three storey building which includes accommodation in roof-space
- Provision of 7 x 2 bedroom flats (6 x 3 person and 1 x 4 person) and 2 x 3 bedroom flats.
- Provision of 9 off-street spaces including one disabled bay.
- Provision associated cycle stores within the building and external refuse store at the front of the building.

3.2 The scheme has been amended during the application process and has been re-consulted. The amendments to the scheme are detailed as follows:

- Internal alterations to the layout of the units
- Widening the building on both sides at ground floor

## Site and Surroundings

- 3.3 The application site is a large detached property situated on the western side of Welcomes Road (set within a large expansive plot).
- 3.4 There is a significant change in levels within the site. As with the other properties in the area, the site slopes up significantly from Welcomes Road to a higher level towards the rear of the plot. A retaining wall would be required between the front elevation and the hardstanding due to this change in levels.
- 3.5 The surrounding area is mainly residential in character and many of the properties occupy fairly generous plots. Whilst there is no distinct style in regard to the properties along Welcomes Road, the majority of properties appear to be single family dwellings.



Fig 1: Aerial street view highlighting the proposed site within the surrounding street-scene

## Planning History

- 3.6 There are no recent planning applications that are significant.

## 4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 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). The proposed development would provide an appropriate mix of units including three-bed units and smaller family units.

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the site and surrounding area.
- The proposed development would not cause unacceptable harm to the amenities of neighbouring residential occupiers.
- The proposed development would not have an adverse impact on the operation of the highway.
- Subject to the imposition of conditions, the proposed development would not cause unacceptable harm to visual amenity of trees.
- Subject to conditions, the proposals would not have an adverse impact on flooding.
- Sustainability aspects can be controlled by conditions

## 5.0 CONSULTATION RESPONSE

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

## 6.0 LOCAL REPRESENTATION

6.1 The application has been publicised by 18 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, MPs, local groups (Welcomes Road and Uplands Road Residents Association) in response to notification and publicity of the application are as follows:

No of individual responses: 101    Objecting: 99    Supporting: 2    Comment: 0

6.2 The following issues were raised in 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>	
Overdevelopment and intensification	Addressed in the report at Section a) – paragraphs 8.5 – 8.6
Loss of family home	Addressed in the report at Section a) – paragraphs 8.5
Poor quality development	Addressed in the report at Section d) – paragraphs 8.23 – 8.27
<i>Design</i>	
Out of character	Addressed in the report at Section b) – paragraphs 8.8 – 8.15
Massing too big	Addressed in the report at Section b) – paragraphs 8.8 – 8.15



Over intensification – Too dense	Addressed in the report at Section a) – paragraph 8.6
Visual impact on the street scene (Not in keeping)	Addressed in the report at Section b) – paragraphs 8.8 – 8.15
Accessible provision	Addressed in the report at Section d) – paragraphs 8.26
Number or storeys	Addressed in the report at Section b) – paragraphs 8.12
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at Section c) – paragraphs 8.19 – 8.27
Loss of light	Addressed in the report at Section c) – paragraphs 8.19 – 8.27
Loss of privacy	Addressed in the report at Section c) – paragraphs 8.19 – 8.27
Overlooking	Addressed in the report at Section c) – paragraphs 8.19 – 8.27
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at Section c) – paragraphs 8.19 – 8.27
Refuse store	Addressed in the report at Section e) – paragraphs 8.32
<i>Traffic &amp; Parking</i>	
Negative impact on parking and traffic in the area	Addressed in the report at Section e) – paragraphs 8.28 – 8.31
Not enough off-street parking	Addressed in the report at Section e) – paragraphs 8.28 – 8.31
Negative impact on highway safety	Addressed in the report at Section e) – paragraph 8.28 – 8.33
Inadequate refuse and recycling provision	Addressed in the report at Section e) – paragraph 8.32
<i>Other matters</i>	
Construction disturbance	Addressed in the report at Section h) paragraph 8.39
Impact on wildlife	Addressed in the report at Section f) – paragraphs 8.34 – 8.36
Impact on flooding	Addressed in the report at Section h) paragraph 8.38
Local services cannot cope	Addressed in the report at Section h) paragraph 8.41
Lack of affordable homes	Addressed in the report at Section h) paragraph 8.40
Sets a precedent for similar development	Not a material planning consideration

6.3 Welcomes Road and Uplands Road Residents Association (WURA) made the following representations:

- Damage to surroundings, including trees and neighbouring property
- Overdevelopment of the site
- Impact on traffic and highways
- Concerns over waste management
- Overlooking of neighbouring property
- Impact on trees
- Out of keeping with the area
- Contrary to Croydon policy
- Over intensification of the existing residential area
- A parking stress survey was submitted by WURA

## **7.0 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. Such 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 (February 2018), and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF) issued in February 2019. 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:

- Promoting sustainable transport;
- Delivery of housing
- Promoting social, recreational and cultural facilities and services the community needs
- Requiring good design.

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

### **7.4 Consolidated London Plan 2015**

- 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
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste net self sufficiency
- 5.18 Construction, Demolition and excavation waste
- 6.3 Effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road Network Capacity
- 6.13 Parking
- 7.6 Architecture
- 8.3 Community infrastructure levy

#### 7.5 Croydon Local Plan (adopted February 2018)

- SP2 – Homes
- DM1 – Housing choice for sustainable communities
- SP4 – Urban Design and Local Character
- DM10 – Design and character
- DM13 – Refuse and recycling
- SP6 – Environment and Climate Change
- DM23 – Development and construction
- DM24 – Land contamination
- DM25 – Sustainable drainage systems and reducing flood risk
- SP7 – Green Grid
- DM27 – Biodiversity
- DM28 – Trees
- SP8 – Transport and Communications
- DM29 – Promoting sustainable travel and reducing congestion
- DM30 – Car and cycle parking in new development

#### 7.6 Suburban Design Guide Supplementary Planning Document (SPD) 2019

The SPD is a Housing Design Guide that provides guidance on suburban residential developments and extensions and alterations to existing homes across the borough. The SPD is a design guide for suburban developments likely to occur on windfall sites where existing homes are to be redeveloped to provide for several homes or proposals for building homes in rear gardens.

#### 7.7 Other relevant Supplementary Planning Guidance as follows:

- London Housing SPG, March 2016
- National Technical Housing Standards, 2015
- National Planning Practice Guidance

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 The principal issues of this particular application relate to:

- The principle of the development;
- Impact of the development on the character and appearance of the area;
- Impact on residential amenities;
- Standard of accommodation;
- Highways impacts;
- Impacts on trees and ecology;
- Sustainability issues; and
- Other matters

### The Principle of Development

- 8.2 Both the London Plan and the NPPF place significant weight on housing delivery and focus on the roles that intensification and small sites in particular can play in resolving the current housing crisis. The Croydon Local Plan 2018 further identifies that a third of housing should come from windfall sites and suburban intensification, in order to protect areas such as Metropolitan Green Belt. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting demand for larger properties in the Capital, helping to address overcrowding and affordability issues.
- 8.3 The site has been identified by the developer as a windfall site as such it could be suitable for sensitive renewal and intensification. The residential character beyond Welcomes Road is fairly uniform and consists of large detached houses on relatively large plots – developed at a relatively low density.
- 8.4 The proposal would maintain the overall character of neighbouring properties.
- 8.5 The Croydon Local Plan (Policy DM1.2) seeks to prevent the loss of small family homes by restricting the net loss of three bed units and the loss of units that have a floor area less than 130 square metres. The existing unit is a 3 bed single-storey house and is in excess of the floorspace threshold. Moreover, the proposal would provide 2x3 bed (4 person units) and 1x2 bed (4 person unit) which would provide adequate floorspace for smaller families. Policy SP2.7 sets a strategic target of 30% of new homes to be 3-bedroom homes and CLP acknowledges that 2 bed, 4 person homes can be treated as family homes (in line with DM1.1) during the first 3 years of the Plan. The overall mix of accommodation, given the site limitations, would be acceptable and would result in a net gain in family accommodation (albeit targeted towards smaller families).

- 8.6 In respect to the density of the scheme, representations have raised concern over the intensification of the site and overdevelopment. The site is a suburban setting with a PTAL rating of 1b and as such, the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha); the proposal would be within this range (175 hr/ha). However, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are suitably broad to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. These considerations have been satisfactorily addressed and the London Plan provides sufficient flexibility for such higher density schemes to be supported.
- 8.7 The site is located within an existing residential area and providing that the scheme respects the character and appearance of the surrounding area and that there are no other material effects causing unreasonable harm to immediate neighbours, the density of development would be acceptable.

The effect of the proposal on the character of the area and visual amenities of the street-scene

- 8.8 The existing property is not protected from demolition by existing policies and its demolition is deemed acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to demolish the existing large detached dwelling-house and replace it with 9 apartments within a single building. The scheme has been specifically designed to resemble a large detached property, rather than a block of flats. Officers are satisfied that the scheme respects the street-scene.
- 8.9 The Croydon Local Plan has a presumption in favour of three storey developments and the application seeks to provide a three storey property providing a high quality built form that respects the pattern, layout and siting in accordance with Policy DM10.1. The topography of the site is very steep with the front of the site set at a lower level which then rises up to the highest point towards the rear of the garden. Whilst it is acknowledged that the proposal would provide four storeys of accommodation (including accommodation in the roof), the scale of development would appear two storeys when viewed from the rear, given that the lower ground floor and ground floor would be dug into the slope.



Fig 2: Elevational view highlighting the proposal in relation to neighbouring properties

- 8.10 The design of the building would incorporate a traditional styled appearance consisting of two gables to the front elevation and two bay elements – maintaining the overall street scene with use of an appropriate materials palette (mixture of red brick, white render, aluminium framed windows and grey interlocking plain roof tiles) with an adequate balance between brick, white render and glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of gabled bays.
- 8.11 The front elevation would maintain the existing front building line providing ample space for on-site car parking and associated tree protection measures.
- 8.12 The application site has a large rear garden which is not visible from the public highway or any public vantage points and would be accessed via the first floor level and a ramped access. As with the majority of properties in the immediate surroundings, the proposed building would be centrally located which would mean that the development would not appear overly cramped within its plot. Whilst the frontage would be given over to hard-standing to allow for off street parking for the new dwellings at the lower ground floor level, there would be a stepped landscaped terraced area (rising up from lower ground floor to upper ground floor level) along with a section of soft landscaping towards the northern boundary of the site. This would reflect the arrangement of the neighbouring buildings and would be acceptable.



harm to the character or setting of the building and is large enough to accommodate parking with sufficient screening to prevent vehicles encroaching on the public highway. Given the overall scale of the development and number of forecourt hardstanding areas in the vicinity, the extent of hardstanding would not be excessive. The site would offer sufficient opportunities for soft landscaping to the rear and Welcomes Road frontage as well as between the proposed development and the neighbouring property to the rear.

- 8.14 The application site is a substantial plot within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. As with these previous schemes, the scale and massing of the new build would generally be in keeping with the overall scale of development found in the immediate area and the layout of the development would respect the pattern and rhythm of neighbouring area.



Fig 4: CGI of site showing front elevation of proposal

- 8.15 The proposal has been designed to resemble a large house on a large plot rather than a block of flats as indicated by representations. It responds to the local setting and the siting of adjoining buildings and is a sensitive intensification of the area. Having considered all of the above, against the backdrop of housing need, officers are of the opinion that the proposed development would comply with the objectives of the above policies and the Suburban Design Guide SPD (2019) in terms of respecting local character.



## The effect of the proposal upon the amenities of the occupiers of adjoining properties

- 8.16 Policy DM10.6 states that the Council will not support development proposals which would have adverse effects on the amenities of adjoining or nearby properties or have an unacceptable impact on the surrounding area. This can include a loss of privacy, a loss of natural light, a loss of outlook or the creation of a sense of enclosure. The properties that are most affected are the adjoining properties at 30 and 34 Welcomes Road, the properties to the rear (22 Welcomes Road and 5 and 7 Abbots Lane) and properties situated on the opposite side of Welcomes Road (25 and 27 Welcomes Road).



Fig 5: Side elevation highlighting the change in levels

### *30 Welcomes Road*

- 8.17 In terms of impacts on 30 Welcomes Road, the proposed front building line (and that of 30 Welcomes Road) would be similar, with the main increase in depth most affecting the rear of the site, where the proposed development would be closer to the boundary with the neighbouring property by 1.7m. The 45 degree BRE test for loss of light to the rear elevation windows would not be breached and the scheme would be unlikely to have a significant loss of natural light, outlook or an increased sense of enclosure. Whilst the property would have windows serving upper floor flats, it is unlikely that there would be any material loss of privacy.
- 8.18 The property at 30 Welcomes Road does not have any windows in the flank elevation. The side windows at first floor and above will need to be obscure glazed and non-opening up to 1.7m above finish floor level to protect the privacy of neighbouring occupiers. It is considered prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.

### *34 Welcomes Road*

- 8.19 In terms of impacts on 34 Welcomes Road, the proposed front building line (and that of 30 Welcomes Road) would be similar, with the main increase in depth most affecting the rear of the site. The proposed development would not be any closer to the side boundary than the existing side detached garage. Moreover, the proposal would not breach the BRE 45 degree line and would not create a significant loss of light or provide an overbearing or dominant impact on this property. Furthermore given the large garden areas for both properties is not considered that the proposal would result in a significant sense of enclosure to the garden.
- 8.20 The property at 34 Welcomes Road has a ground floor side facing window. The first floor side facing windows of Unit 6 would face onto this and would be set at high level to limit loss of privacy. The side windows at first floor and above would also be obscure glazed and non-opening up to 1.7m above finish floor level to protect the privacy of neighbouring occupiers. It is considered prudent to condition obscure glazing to ensure that any future overlooking is mitigated along the flank elevations.

### *Properties to the Rear and Opposite*

- 8.21 The properties located at the rear of the site in excess of 50m from the rear of the proposal, are in an elevated position with a significantly vegetated boundary between the properties. The properties located on the opposite side of Welcomes Road are at a lower level and are separated from the proposal by boundary screening. As such given the separation between these properties no significant impact on residential amenities would occur.
- 8.22 As regards noise and disturbance, the proposed development would not result in undue noise, light or air pollution as a result of an increased number of occupants on the site. The increased number of units would increase the number of vehicle movements to and from the site, but this would not be significant and would not be overly harmful.

### The Amenities of Future Occupiers/Residential Quality

- 8.23 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the internal amenity space. All of the proposed units would meet the minimum required internal space standards.
- 8.24 All the lower ground floor and ground floor units would have access to private front verandas, the first floor units would have access to private rear verandas and the second floor units would have access to rear balconies. There would also be a large communal garden area at the rear of the site with all residents having access via a communal hallway link.

- 8.25 The local plan also requires all flatted development to provide new child play space on top of the amenity space to be provided for the scheme itself. In terms of the child play space, this can be secured through use of planning conditions.
- 8.26 In terms of accessibility, level access would be provided from the front door to all units as there is the provision of a lift. The London Plan states that developments of four storeys or less require disabled unit provisions to be applied flexibly to ensure that the development is deliverable. This can be secured by condition. A disabled space is proposed for the parking area.
- 8.27 The development is considered to result in a high quality development including family units all with adequate amenities and provides a good standard of accommodation for future occupiers in accordance with policy.

#### Traffic and Highway Safety Implications

- 8.28 The Public Transport Accessibility Level (PTAL) rating is 1b which is a low PTAL rating. The scheme seeks to provide 9 off street parking bays. The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision which in this case would be 2 spaces per unit. The provision of 2 spaces is a maximum provision and a 1:1 ratio would be more in line with the London Plan and Croydon Plan, designed to reduce the reliance on the car and meet with sustainability targets.
- 8.29 There are a number of representation that refer to the parking provision, on-street parking and highway safety at the site. In respect to highways safety, the scheme provides 9 off-street parking spaces these will need to adhere to the parking visibility splays and parking standards to ensure that safety requirements are adhered to and these have been secured through conditions. The network and transport impacts associated with the developments on traffic and transport would be negligible and it is unlikely to have a significant impact on highway safety. The site is around 650 metres from Kenley Station (8 minute walk).
- 8.30 The parking layout and access arrangement would allow for access and exit movements in forward gear and would be acceptable subject to a condition providing the suitable visibility splays and as such would not harm the safety and efficiency of the highway network.
- 8.31 In compliance with the London Plan, electric vehicle charging points should be installed in the parking area and this can be secured by way of a condition. Cycle storage facilities would comply with the London Plan (which would require 18 spaces) as these are located within the footprint of the building and are therefore secure and undercover with again easy access via the communal circulation space. However, consideration should be given to a more conventional layout with separate

stands as it is sometimes difficult for wall stands to be used, as such further details will need to be secured by way of a condition.

- 8.32 The refuse arrangements would be acceptable and for a nine units scheme would require 1 x 1100ltr landfill receptacle; 1 x 1280ltr for dry recycling and 1 x 140ltr food recycling, which has been accommodated within the site.
- 8.33 Concerns have also been expressed in regard to the amount and type of excavation required at the site and further details are required as part of a construction method statement. A Demolition/Construction Logistic Plan (including a Construction Management Plan) will be needed before commencement of work and this could be secured through a condition.

#### Impact on Trees and Wildlife

- 8.34 The existing site consists of soft landscaping which is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening to the site. The proposed landscape design protects most of existing trees and provides a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.
- 8.35 The works should be undertaken in accordance with the Arboriculture Report and Impact Assessment recommendations and this has been conditioned. It is also recommended that a detailed tree protection plan be submitted for approval.
- 8.36 As regards wildlife, it is recommended for an informative to be placed on the decision notice to advise the applicant to see the standing advice by Natural England in the event protected species are found on site.

#### Sustainability Issues

- 8.37 Conditions can be attached to ensure that a 19% reduction in CO2 emissions over 2013 Building Regulations is achieved and mains water consumption would meet a target of 110 litres or less per head per day.

#### Other Matters

- 8.38 The site is not located in any designated flood risk area but is located in a critical drainage area. As such, the applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be

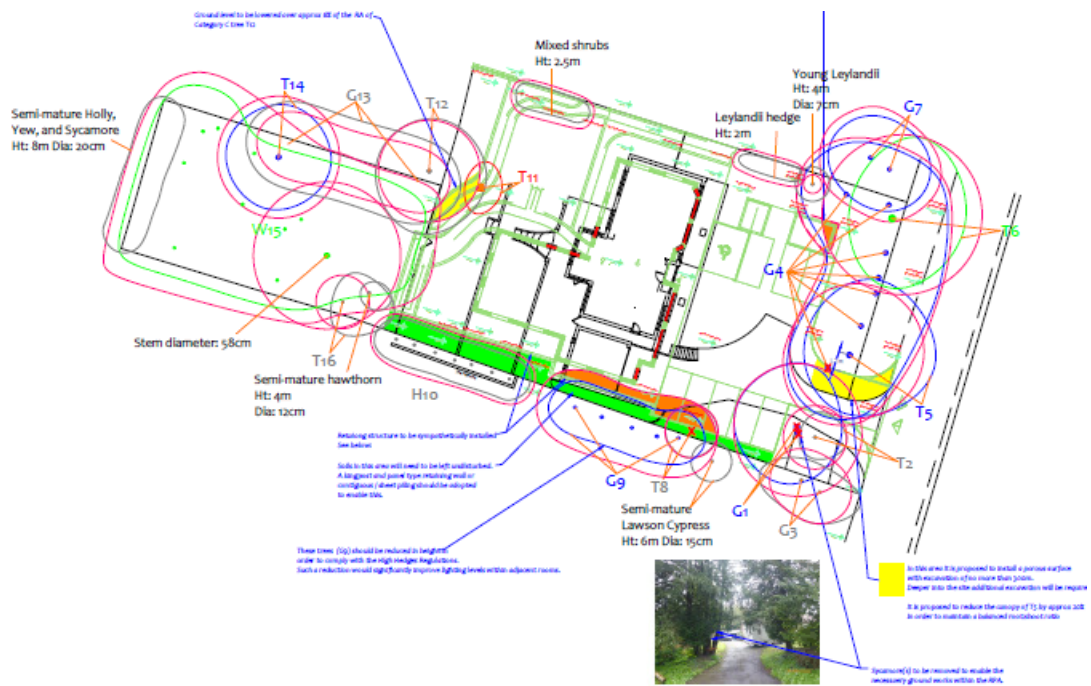


Fig 6: Extract from tree survey showing tree locations



Fig 7: Extracts from submitted landscaping scheme

feasible. The parking area will incorporate permeable paving which will provide capacity for surface water runoff from hardstanding areas in up to the 1 in 100 years plus 40% climate change event. This can be secured through a condition.

- 8.39 Representations have raised concern that construction works will be disruptive and large vehicles could cause damage to the highway. Whilst the details submitted to date might well be acceptable, it would be prudent to condition a Construction Logistics Plan to be approved, as appointed contractors may have an alternative approach to construction methods and the condition ensures that the LPA maintains control to ensure the development progresses in an acceptable manner.
- 8.40 Whilst representations have been made in respect to a lack of affordable homes being provided at the site, the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.41 Representations have raised concerns that local schools and other services will be unable to cope with additional families moving into the area. The development will be liable for a charge under the Community Infrastructure Levy (CIL). This payment will contribute to delivering infrastructure to support the development of the area, such as local schools.

### **Conclusions**

- 8.42 The principle of development is considered acceptable within this area. The design of the scheme is of an acceptable standard given the proposed and conditioned landscape and subject to the provision of suitable conditions the scheme is acceptable in relation to residential amenity, transport, sustainable and ecological matters. Thus the proposal is considered in general accordance with the relevant policies.
- 8.43 All other relevant policies and considerations, including equalities, have been taken into account.

## **PLANNING COMMITTEE AGENDA**

### **PART 7: Other Planning Matters**

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#### **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.

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## PLANNING COMMITTEE AGENDA

6<sup>th</sup> June 2019

### Part 7 Other Planning Matters

Item 7.1

<b>Report of:</b> Director of Planning and Strategic Transport  <b>Author:</b> Pete Smith	<b>Title:</b>  Weekly Planning Decisions
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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

- 1.7 Attached as Appendix 1 is the list of delegated and Planning Committee decisions taken between 20<sup>th</sup> May 2019 and 24<sup>th</sup> May 2019.
- 1.8 During this period the service issued 98 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval and applications for Certificates of Lawful Development). 3 applications were withdrawn by the applicants (which also appear in the list).
- 1.9 Out of the 149 decisions made, 12 were refused planning permission (12%). Therefore the approval rate was 88%.
- 1.10 Notable decisions include the following:
- Planning permission issues in respect of the conversion and extension to 36 Welcomes Road, to provide 8 self-contained flats (LBC Ref 19/00909/FUL). This was an amended scheme to that previous granted planning permission by Planning Committee back in December 2018 (LBC Ref 18/04840/FUL)
  - 1 The Grange, Firs Road, Kenley (LBC Ref 19/01442/FUL) which proposed an extension to the existing house and the conversion of the extended property to provide 9 self-contained flats. Planning permission was refused on grounds of scale, bulk and overall design quality, failing to respect existing character and appearance, the impact on the amenities of immediate neighbours and harm to protected species.
  - 29 Roke Road (LBC Ref 19/01560/FUL) which involved the redevelopment of the site to provide a replacement three storey

building containing 8 self-contained flats. Planning permission was refused on grounds of detrimental impact on the amenities of immediate neighbours.

- 43 Downsway (LBC Ref 19/00828/CONR) which was an application for a minor material amendment to a scheme previously granted planning permission at Planning Committee (redevelopment as 7 flats) in January 2018.
- 81 High Street, Thornton Heath (LBC Refs 19/01356/FUL and 19/01357/FUL) which proposed conversion into 2 flats. Both refused on grounds of loss of a small family house.

DEVELOPMENT MANAGEMENT - PLACE DEPARTMENT

## 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.

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)

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Ref. No. :	19/01458/GPDO	<b>Ward :</b>	<b>Addiscombe East</b>
Location :	279 Lower Addiscombe Road Croydon CR0 6RE	Type:	Prior Appvl - Class M A1/A2 to dwelling

Proposal : Change of use of part of ground floor from Class A1/A2 (Retail/Financial/Professional) to Class C3 (dwellinghouse)

Date Decision: 22.05.19

**(Approval) refused**

Level: Delegated Business Meeting









Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : A) Front right hand boundary cut back Alder 2.5m from building and Vicarage Hall. B)  
Rear of building cut back Horse Chestnut at least 2.5m from building.

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 18/05803/DISC

Ward : **Coulsdon Town**

Location : 37 Fairdene Road  
Coulsdon  
CR5 1RD

Type: Discharge of Conditions

Proposal : Discharge of conditions 3,4,5,6,7,10 and 14 attached to planning permission 18/03074/ful for the erection of a two storey side and rear extension and two rear dormers, as well as alterations to the existing internal layout to provide a total of five residential flats with on-site car parking, including a new vehicle crossover (Discharge of conditions 3, 4, 5, 6, 7, 10, 14 attached to application number 18/03074/FUL)

Date Decision: 24.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00947/HSE

Ward : **Coulsdon Town**

Location : 84 Woodcote Grove Road  
Coulsdon  
CR5 2AD

Type: Householder Application

Proposal : Rebuild the existing boundary wall along public footpath to 1.0m high, new entrance gate and brick pier to 1.8m high.

Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01262/ADV

Ward : **Coulsdon Town**

Location : 110-112 Brighton Road  
Coulsdon  
CR5 2NB

Type: Consent to display advertisements

Proposal : Replace the existing shopfront and signs with other alterations to the external signage.

Date Decision: 23.05.19



**Consent Granted (Advertisement)**

Level: Delegated Business Meeting

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Ref. No. : 19/01263/GPDO **Ward : Coulsdon Town**  
Location : 96-98 Brighton Road **Type: Prior Appvl - Class M A1/A2 to**  
Coulsdon dwelling  
CR5 2YS

Proposal : Prior Approval application under Class O of GPDO 2016 for office to residential involving development consisting of a change of use of a ground floor of a building and any land within its curtilage from a use falling within Class A2 (financial and professional services) to form 2 x 1bed flats (Class C3 residential).

Date Decision: 21.05.19

**(Approval) refused**

Level: Delegated Business Meeting

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Ref. No. : 19/01364/HSE **Ward : Coulsdon Town**  
Location : 188 St Andrews Road **Type: Householder Application**  
Coulsdon  
CR5 3HF

Proposal : Alterations, erection of a single storey extension following demolition of existing garage and utility room

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01417/HSE **Ward : Coulsdon Town**  
Location : 62 Smitham Bottom Lane **Type: Householder Application**  
Purley  
CR8 3DD

Proposal : Alterations, erection of first floor side extension and single storey rear extension, enlargement of roof to include dormer extensions on side roof slopes and dormer extension on rear roof slope

Date Decision: 23.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01444/TRE **Ward : Coulsdon Town**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : Land To The Front Of Chapel Building Cane Hill Park Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Type: Consent for works to protected trees

Proposal : Trees T83, T84 (Lawson cypress), T381 (Goat willow), and G121 (Lawson cypress), are to be removed - Reason: to enable implementation of parking layout in relation to chapel redevelopment. Tree T380, Copper beech - prune lowest westerly lateral to source. (TPO no. 25, 1993)

Date Decision: 24.05.19

### Consent Granted (Tree App.)

Level: Delegated Business Meeting

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Ref. No. : 19/01833/NMA

Location : Cane Hill Development Site  
Brighton Road  
Coulsdon  
CR5 3YL

Ward : **Coulsdon Town**

Type: Non-material amendment

Proposal : Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwellinghouse; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwellinghouse, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road. Full planning application for 187 residential units (Class C3) and engineering operations comprising a new road and access from the Marlpit Lane / Brighton Road (A237) Roundabout and associated infrastructure including drainage.(amendment to planning permission 13/02527/P and reserved matter application 16/01767/RES)

Date Decision: 22.05.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/01835/DISC

Ward : **Coulsdon Town**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : Cane Hill Development Site Type: Discharge of Conditions  
Brighton Road  
Coulsdon  
CR5 3YL

Proposal : Discharge of Condition 6 (open areas) and Condition 75 (boundary treatments) for PHASE 6 only attached to planning permission 13/02527/P and Discharge of Condition 3 (landscaping and boundary treatments) attached to reserved matters 16/01767/RES (Phase 6) for the Redevelopment of the former Cane Hill Hospital Site to accommodate up to 677 residential units (net increase of 675 units); Class A1-A5; B1; C1; D1-D2 Uses; car and cycle parking provision, landscaping and public realm works, interim works, and highway works including a new access onto Marlpit Lane/ Brighton Road Roundabout and Portnalls Road comprising: Outline planning application for the retention and re-use of the Water Tower and Chapel and Refurbishment and Re-use of Administration Building for Class A1-A5; B1; C3; D1-D2 purposes; Re-Use/Rebuild of North Lodge as Use Class C3 single dwelling house; Relocation of Farm and Change of use of Glencairn from Use Class C2 to a Use Class C3 dwelling house, refurbishment and change of use of MSU building for farming purposes, and erection of three barns on tennis court site; a single building of 3,000m2 GEA for Office (B1) or Hotel (C1) uses; up to 473 new residential units (Class C3); and new access onto Portnalls Road and re-use of existing access onto Portnalls Road.

Date Decision: 22.05.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 18/05033/FUL Ward : **Fairfield**  
Location : 7 - 11 High Street Type: Full planning permission  
Croydon  
CR0 1QB

Proposal : Use of the first and second floor as an HMO (26 rooms), erection of a two storey infill side extension, alterations to the elevations and roof, and provision of communal amenity space and associated cycle and refuse storage facilities

Date Decision: 22.05.19

### Withdrawn application

Level: Delegated Business Meeting

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Ref. No. : 18/05942/DISC Ward : **Fairfield**

## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : Former Essex House  
George Street  
Croydon  
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 22 (Travel Plan) of planning permission 17/04201/FUL, for: Redevelopment of the site to provide a part 38 and part 44 storey building with 546 residential flats, with the ground floor to incorporate a flexible space including retail (Class A1), cafe (Class A3), business space (Class B1) and gallery space (Class D1) uses with basement accommodating parking spaces, cycle storage and refuse storage, and associated hard and soft landscaping.

Date Decision: 22.05.19

### Approved

Level: Delegated Business Meeting

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Ref. No. : 19/00297/FUL  
Location : 214 High Street  
Croydon  
CR0 1NE  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Conversion of existing two bed duplex flat to 2 x one bed flats along with associated bin and cycling storage located to the rear of the site.

Date Decision: 22.05.19

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/00609/FUL  
Location : 16A Parker Road  
Croydon  
CR0 1DU  
Ward : **Fairfield**  
Type: Full planning permission

Proposal : Proposed conversion of existing tattooist and body piercing shop to a new one bedroom dwelling with first floor addition involving alterations to the roof (amended description)

Date Decision: 24.05.19

### Permission Granted

Level: Delegated Business Meeting

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Ref. No. : 19/01435/FUL  
Location : 83 - 85 High Street  
Croydon  
CR0 1QF  
Ward : **Fairfield**  
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : Change of Use application from B1 to A3 for Lower Ground and Ground floor. Internal alterations to allow for new restaurant layout.

Date Decision: 21.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01503/HSE  
Location : 3 Eden Road  
Croydon  
CR0 1BB

**Ward : Fairfield**  
Type: Householder Application

Proposal : Erection of replacement single storey rear extension.

Date Decision: 23.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02159/DISC  
Location : Carolyn House  
26 Dingwall Road  
Croydon  
CR0 9XF

**Ward : Fairfield**  
Type: Discharge of Conditions

Proposal : Discharge of condition 8 (Construction Logistics) attached to planning permission 16/02458/P for the Erection of a 4 and 6 storey rooftop extension (38 apartments), change of use of Floors 2 and 8 from office to residential use (20 apartments) along with a part change of use of ground floor to form two cafe/restaurant (Class A3) units, a part first floor communal co-working space, ground floor front extension and 2 storey rear extension, alterations to elevations, along with public realm improvements, associated parking and ground floor A3 use and residential entrance lobby.

Date Decision: 22.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 18/04954/LE  
Location : Roberts Farm  
Old Lodge Lane  
Kenley  
CR8 5EU

**Ward : Kenley**  
Type: LDC (Existing) Use edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : The stationing of a mobile home for permanent residential occupation at the site in mixed residential and equestrian use

Date Decision: 22.05.19

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

Level: Delegated Business Meeting

---

Ref. No. : 19/00909/FUL

**Ward : Kenley**

Location : 36 Welcomes Road  
Kenley  
CR8 5HD

Type: Full planning permission

Proposal : Conversion to form 8 flats (2 x 3 bedroom, 4 x 2 bedroom, 2 x 1 bedroom). Alterations and formation of basement accommodation to include front and side light wells, creation of a lower ground floor entrance, erection of 2 storey side and rear extensions, installation of roof lights and side dormer extensions and provision of associated landscaping, refuse and cycle parking.

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01312/HSE

**Ward : Kenley**

Location : 22 Hermitage Road  
Kenley  
CR8 5EB

Type: Householder Application

Proposal : Erection of a single storey side extension.

Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01380/LP

**Ward : Kenley**

Location : 8 Wattendon Road  
Kenley  
CR8 5LU

Type: LDC (Proposed) Operations edged

Proposal : Construction of a loft conversion and roof extension.

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : 4 Christian Fields  
Norbury  
London  
SW16 3JZ  
Type: LDC (Proposed) Operations  
edged  
Proposal : Erection of a single storey rear extension.

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 19/01610/HSE  
Location : 75 Ryecroft Road  
Norbury  
London  
SW16 3EN  
Type: **Ward : Norbury Park**  
Householder Application  
Proposal : Demolition and erection of a single storey rear extension

Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00447/DISC  
Location : Land Adjoining 1 Sherlock Close  
Norbury  
London  
Type: **Ward : Norbury And Pollards Hill**  
Discharge of Conditions  
Proposal : Details pursuant to Conditions 2 (materials), 4 (landscaping and noise), 5 ( refuse storage), 6 (cycle storage), 9 (security lighting) , 10 (Construction management plan), 11 (Flood risk measures) of planning permission ref 18/03746/ful granted for erection of 2 storey building with accommodation in roofspace to provide 1 x 2 bedroom and 2 x 1 bedroom flats and associated bicycle and bin storage.

Date Decision: 24.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01079/HSE  
Type: **Ward : Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : 132 Norbury Court Road  
Norbury  
London  
SW16 4HY

Type: Householder Application

Proposal : Alterations to existing roof to form a gable end roof extension, erection of two storey side and rear extension and installation of rooflights in front and rear roof slopes

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01538/LE

Location : 1385A London Road  
Norbury  
London  
SW16 4AN

Type: LDC (Existing) Use edged

Ward : **Norbury And Pollards Hill**

Proposal : Retention of the rear Unit 1385A London Road as a single dwelling flat to include the fence forming the west and southern boundary.

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

---

Ref. No. : 19/00784/HSE

Location : 10 Chaldon Way  
Coulsdon  
CR5 1DB

Type: Householder Application

Ward : **Old Coulsdon**

Proposal : Alterations, erection of single storey side extensions to replace the existing garage and utility room, erection of single/two storey rear extension, enlargement of roof to include gable features at rear with accommodation in the existing and proposed roofspace, alterations to land levels at rear to include retaining walls/planters and steps

Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

---

Ref. No. : 19/01539/TRE

Location : 2 Coulsdon Court Road  
Coulsdon  
CR5 2LL

Type: Consent for works to protected trees

Ward : **Old Coulsdon**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : Yew Tree, T1 - Fell due to poor condition.  
(TPO no. 25, 1985)

Date Decision: 24.05.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Ref. No. : 19/01620/HSE  
Location : 115 Marlpit Lane  
Coulsdon  
CR5 2HH  
Proposal : Alterations, erection of single storey rear extension

**Ward : Old Coulsdon**  
Type: Householder Application

Date Decision: 23.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01719/LP  
Location : 115 Marlpit Lane  
Coulsdon  
CR5 2HH  
Proposal : Installation of rooflights on front roof slope, erection of gable end roof extensions and dormer extension on rear roof slope

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

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 19/01770/TRE  
Location : 127 Caterham Drive  
Coulsdon  
CR5 1JQ  
Proposal : (T1) To reduce mature Hawthorne located in the rear garden by approximately 2.0m.  
(TPO no. 50)

**Ward : Old Coulsdon**  
Type: Consent for works to protected trees

Date Decision: 24.05.19

**Consent Granted (Tree App.)**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : Demolition of existing building and erection of a four storey building to provide 8 flats (Class C3); alterations to ground level; landscaping and associated works. (Non-material amendment to 18/03154/FUL planning permission).

Date Decision: 24.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/00355/HSE  
Location : Redstack  
58 Sanderstead Court Avenue  
South Croydon  
CR2 9AJ  
Proposal : Erection of a first floor side and rear extension.

**Ward : Sanderstead**  
Type: Householder Application

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00828/CONR  
Location : 43 Downsway  
South Croydon  
CR2 0JB  
Proposal : The demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, containing 5 two bedroom and 2 three bedroom flats with associated access, 5 parking spaces, cycle storage and refuse store. (without compliance with condition 1 - built in accordance with approved plans- attached to reference number: 18/00784/CONR)

**Ward : Sanderstead**  
Type: Removal of Condition

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00836/HSE  
Location : 159 Purley Oaks Road  
South Croydon  
CR2 0NZ  
Proposal : Conversion of garage into habitable space and erection of a side and rear extension

**Ward : Sanderstead**  
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01128/HSE **Ward : Sanderstead**  
Location : 47 Beech Avenue **Type: Householder Application**  
South Croydon  
CR2 0NN  
Proposal : Demolition of attached garage; erection of single/two storey side and rear extensions

Date Decision: 20.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01187/HSE **Ward : Sanderstead**  
Location : 45 Ewhurst Avenue **Type: Householder Application**  
South Croydon  
CR2 0DH  
Proposal : Alterations, erection of a single-storey rear extension and front gable dormer

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01478/HSE **Ward : Sanderstead**  
Location : 21 Copthorne Rise **Type: Householder Application**  
South Croydon  
CR2 9NN  
Proposal : Demolition of conservatory and garage. Erection of single storey rear extension and two storey side extension including rear balcony and slide to rear garden

Date Decision: 22.05.19

**Withdrawn application**

Level: Delegated Business Meeting

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Ref. No. : 19/01945/LP **Ward : Selsdon And Addington Village**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Location : 54 Farnborough Crescent  
South Croydon  
CR2 8HA  
Type: LDC (Proposed) Operations  
edged  
Proposal : Loft Conversion and Rear Extension

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 19/02180/CAT  
Ward : **Selsdon And Addington  
Village**  
Location : 45 Addington Village Road  
Croydon  
CR0 5AS  
Type: Works to Trees in a  
Conservation Area  
Proposal : Conifer - To be taken down to ground level.

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 18/06045/FUL  
Ward : **South Croydon**  
Location : Yard, Land R/O 15-39 (odd) Churchill Road  
South Croydon  
CR2 6HE  
Type: Full planning permission  
Proposal : Retention of 7 existing floodlights and erection of 3 new floodlights.

Date Decision: 20.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/00183/DISC  
Ward : **South Croydon**  
Location : Heathfield Gardens  
Coombe Road  
Croydon  
CR0 1EL  
Type: Discharge of Conditions



## Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Proposal : Discharge of condition 20 (Drainage Details) attached to permission 16/06514/FUL for demolition of the existing garages, relocation of existing substation and erection of one three-storey building comprising ten flats and one part three, part four storey building comprising seven flats and three houses together with external stores and substation reprovision, car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK B REDUCED IN DEPTH, BLOCK A PART- INCREASED IN HEIGHT BY 1 STOREY, 2 ADDITIONAL PARKING SPACES, ALTERATIONS TO LANDSCAPING AND INTERNAL LAYOUTS).

Date Decision: 21.05.19

### Approved

Level: Delegated Business Meeting

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Ref. No. :	19/00398/DISC	Ward :	<b>South Croydon</b>
Location :	Coombe Lodge Playing Fields Melville Avenue South Croydon CR2 7HY	Type:	Discharge of Conditions

Proposal : Discharge of conditions 10 (secure by design) and 20 (detailed design of sport hall) of planning permission reference 18/01711/FUL for the 'Change of use of the site from playing fields (D2) to secondary school (D1) for 1680 pupils (1200 pupils 11 to 16 and 480 pupils 6th form) eight form entry secondary school, with associated erection of two/three storey high secondary school with associated separate sports hall building, with connected access, hard and soft landscaping, car parking, all weather pitch and sports areas and other ancillary facilities.'

Date Decision: 24.05.19

### Approved

Level: Delegated Business Meeting

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Ref. No. :	19/00676/HSE	Ward :	<b>South Croydon</b>
Location :	18 Culmington Road South Croydon CR2 6DR	Type:	Householder Application

Proposal : Hip to gable roof extension, rear dormer and 2x front rooflights.

Date Decision: 23.05.19

### Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01341/HSE  
Location : 1 Deanfield Gardens  
St Peter's Road  
Croydon  
CR0 1HP  
Proposal : Erection of detached garage/decking at rear  
Ward : **South Croydon**  
Type: Householder Application

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01270/LP  
Location : 43 St Saviour's Road  
Croydon  
CR0 2XE  
Proposal : Erection of loft conversion, with roof lights in the front roof slope and dormers in the rear roof slope  
Ward : **Selhurst**  
Type: LDC (Proposed) Operations edged

Date Decision: 22.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 19/01401/FUL  
Location : 18 Ashmill Court  
13 Beulah Grove  
Croydon  
CR0 2QU  
Proposal : Erection of a dormer extension in the rear roof slope and roof light in the front roof slope  
Ward : **Selhurst**  
Type: Full planning permission

Date Decision: 21.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 18/05826/DISC  
Location : Land Adjacent To Malling Close And Land  
Adjacent To Stockbury Road  
Croydon  
Ward : **Shirley North**  
Type: Discharge of Conditions



**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01542/HSE  
Location : Amberley  
17 Pine Coombe  
Croydon  
CR0 5HS  
Proposal : Retention of a single storey rear extension  
**Ward : Shirley South**  
Type: Householder Application

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01543/HSE  
Location : Amberley  
17 Pine Coombe  
Croydon  
CR0 5HS  
Proposal : Erection of two storey side extension with side/rear terrace area, erection of a rear gable ended roof extension and two rear dormers, and insertion of roof lights (part retrospective).  
**Ward : Shirley South**  
Type: Householder Application

Date Decision: 22.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 18/05153/FUL  
Location : 21 Portland Road  
South Norwood  
London  
SE25 4UF  
Proposal : Change of use from Class A1 (retail) to Class A3 (restaurant) with associated extract ducting to rear.  
**Ward : South Norwood**  
Type: Full planning permission

Date Decision: 23.05.19

**Permission Granted**

Level: Delegated Business Meeting





**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01629/DISC **Ward : Thornton Heath**  
Location : 21 Beulah Crescent Type: Discharge of Conditions  
Thornton Heath  
CR7 8JL  
Proposal : Discharge of conditions 3 (landscaping) and 4 (cycle and refuse storage) attached to permission 18/01990/FUL - Conversion of single family dwellinghouse to three x 1 bedroom flats and one x 2 bedroom flat, provision of associated cycle storage, landscaping and refuse storage  
Date Decision: 24.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/01817/HSE **Ward : Thornton Heath**  
Location : 203B Ross Road Type: Householder Application  
South Norwood  
London  
SE25 6TN  
Proposal : Erection of hip to gable loft conversion, with roof lights in the front roof slope and cabrio windows in the rear roof slope  
Date Decision: 24.05.19

**Permission Refused**

Level: Delegated Business Meeting

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Ref. No. : 19/00038/FUL **Ward : Waddon**  
Location : 90 Stafford Road Type: Full planning permission  
Croydon  
CR0 4NE  
Proposal : Alterations, erection of single/two storey side/rear extensions, loft conversion with rear dormer extension, conversion to form 1 three bedroom, 1 two bedroom and 1 one bedroom flat, provision of associated cycle and bin/recycle stores, formation of vehicular access and provision of 2 parking spaces  
Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 28th May 2019

Level: Delegated Business Meeting

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Ref. No. : 19/01745/DISC **Ward : Waddon**  
Location : Gatehouse Court **Type: Discharge of Conditions**  
48 Dering Road  
(Formerly Known As Land And Garages  
Rear Of 94-110 Southbridge Road)  
Croydon  
CR0 1DS

Proposal : Discharge of Condition 11 (carbon emissions reduction) attached to permission 16/04589/FUL for 'Demolition of existing garages. Erection of 4 three bedroom houses in a mews development and a two storey building with accomodation in roofspace comprising 1x 2-bedroom flat and 1 x 1-bedroom flat. provision of associated parking.'

Date Decision: 23.05.19

**Approved**

Level: Delegated Business Meeting

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Ref. No. : 19/02263/LP **Ward : Waddon**  
Location : 64 Croydon Road **Type: LDC (Proposed) Operations**  
Croydon **edged**  
CR0 4PB

Proposal : Erection of a single storey rear extension

Date Decision: 24.05.19

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

Level: Delegated Business Meeting

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Ref. No. : 19/01330/OUT **Ward : West Thornton**  
Location : 171 Brigstock Road **Type: Outline planning permission**  
Thornton Heath  
CR7 7JP

Proposal : Conversion of existing small HMO (C4 use) into 3 x residential flats (C3 use) (1 x 3 bed, 1 x 2 bed and 1 x 1 bed) together with part single part two storey side and rear extensions, rear dormer roof extension, rooflights to front roofslope and repositioned site access (outline application with access, appearance, layout and scale considered and landscaping reserved).

Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/01497/FUL **Ward : West Thornton**  
Location : 2 Queenswood Avenue **Type: Full planning permission**  
Thornton Heath  
CR7 7HY  
Proposal : Erection of a rear dormer with two roof lights in the front roof slope, and a roof light on the side elevation.  
Date Decision: 24.05.19

**Permission Granted**

Level: Delegated Business Meeting

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Ref. No. : 19/02262/LP **Ward : West Thornton**  
Location : 139 Fairlands Avenue **Type: LDC (Proposed) Operations**  
Thornton Heath **edged**  
CR7 6HJ  
Proposal : Dormer window in rear roof slope and 3no. rooflights in front roofslope to facilitate loft conversion  
Date Decision: 24.05.19

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

Level: Delegated Business Meeting