

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, 18 July 2019** at the rise of Planning Sub-Committee but not earlier than **6.30pm** in **Council Chamber, Town Hall, Katharine Street, Croydon CR0 1NX**

JACQUELINE HARRIS BAKER
Council Solicitor and Monitoring Officer
London Borough of Croydon
Bernard Weatherill House
8 Mint Walk, Croydon CR0 1EA

Michelle Ossei-Gerning
020 8726 6000 x84246
michelle.gerning@croydon.gov.uk
www.croydon.gov.uk/meetings
Wednesday, 10 July 2019

Members of the public are welcome to attend this meeting. If you require any assistance, please contact the person detailed above, on the right-hand side.

To register a request to speak, please either e-mail 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

AGENDA – PART A

1. Apologies for absence

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

2. Minutes of Previous Meeting (Pages 7 - 10)

To approve the minutes of the meeting held on Thursday 4 July 2019 as an accurate record.

3. 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.

4. 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.

5. Development presentations (Pages 11 - 12)

To receive the following presentations on a proposed development:

5.1 18/05248/PRE 28 Boulogne Road, Croydon, CR0 2QT
(Pages 13 - 30)

Complete demolition of existing buildings on the site, redevelopment including erection of four blocks up to five stories in height providing 59 self-contained residential units (C3) and 3 commercial units.

Ward: Selhurst

6. Planning applications for decision (Pages 31 - 34)

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

6.1 18/06140/FUL Leon House, 233 High Street, Croydon, CR0 1FW (Pages 35 - 82)

Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.

Ward: Fairfield

Recommendation: Grant permission

6.2 19/01900/FUL 91 Marlpit Lane, Coulsdon, CR5 2HH (Pages 83 - 100)

Demolition of single-family dwelling and erection of one 3-storey block, containing 2 x 3-bedroom, 6 x 2-bedroom and 1 x 1 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Ward: Old Coulsdon

Recommendation: Grant permission

6.3 19/02110/FUL 40 Woodcote Grove Road, Coulsdon, CR5 2AB (Pages 101 - 116)

Demolition of existing dwelling house and replacement with 9 new build apartments and the provision of 6 car parking spaces.

Ward: Coulsdon Town

Recommendation: Grant permission

7. 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.

8. Other planning matters (Pages 117 - 118)

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

8.1 Weekly Planning Decisions (Pages 119 - 184)

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).

8.2 Planning Appeal Decisions (June 2019) (Pages 185 - 190)

This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.

9. 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."

Planning Committee

Meeting of Croydon Council's Planning Committee held on Thursday, 4 July 2019 at 6:30pm
in Council Chamber, Town Hall, Katharine Street, Croydon, CR0 1NX

This meeting was Webcast – and is available to view via the Council's Web Site

MINUTES

Present: Councillor Toni Letts (Chair);
Councillor Paul Scott (Vice-Chair);
Councillors Muhammad Ali, Sherwan Chowdhury, Joy Prince, Jason Perry,
Scott Roche, Gareth Streeter, Felicity Flynn (In place of Chris Clark) and
Helen Redfern (In place of Ian Parker)

Also Present: Councillor Simon Hoar

PART A

141/19 **Minutes of Previous Meeting**

RESOLVED that the minutes of the meeting held on Thursday 20 June 2019 be signed as a correct record.

142/19 **Disclosure of Interest**

There were no disclosures of a pecuniary interest not already registered.

143/19 **Urgent Business (if any)**

There was none.

144/19 **Development presentations**

There were none.

145/19 **Planning applications for decision**

146/19 **18/04605/FUL 1391-1393 London Road, SW16 4AL**

Alterations involving side extension, rebuilding of existing roof, with the addition of dormers and internal alterations to create two 1 bedroom and three 2 bedroom flats with refuse and cycle storage.

Ward: Norbury and Pollards Hill

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Jonathan Budzynski spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Roche seconded the motion.

The motion for approval was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 1391-1393 London Road, SW16 4AL.

147/19 **18/04839/FUL 31 Riddlesdown Road, Purley CR8 1DJ**

Proposed demolition of existing 2 storey detached house and garage, and the erection of new 3 storey flat block including for 8 apartments, amended access/parking provision & landscaping.

Ward: Purley Oaks and Riddlesdown

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Patrick Stroud spoke in support of the application.

Referring Ward Member Councillor Simon Hoar spoke against the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations. Councillor Mohammad Ali seconded the motion.

Councillor Parker proposed a motion to **REFUSE** the application on grounds of over development by size and massing, impact on adjoining neighbours, parking and highway impact. Councillor Redfern seconded the motion.

The motion for approval was put forward to the vote and was carried with six Members voting in favour and four Members voting against. The motion to refuse therefore fell.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 31 Riddlesdown Road, Purley, CR8 1DJ.

148/19 **18/05117/FUL 119 Old Farleigh Road, South Croydon, CR2 8QD**

Demolition of existing bungalow and erection of a terrace of 3x three bedroom houses with shared access and driveway using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf Close.

Ward: Selsdon Vale & Forestdale

Officers presented the details of the planning application and responded to questions and clarifications.

Mr Norman Grinsteed spoke against the application.

Miss Kate Logue spoke in support of the application.

Councillor Scott proposed a motion for **APPROVAL** of the application based on the officer's recommendations with an added pre-commencement condition that the two one-bedroom houses to the rear shall not be started until the access arrangements have been secured by the developer. Councillor Prince seconded the motion.

The motion for approval was put forward to the vote and was carried with all ten Members unanimously voting in favour.

The Committee therefore **RESOLVED** to **GRANT** the application for the development of 119 Old Farleigh Road, South Croydon, CR2 8QD.

149/19 **Items referred by Planning Sub-Committee**

There were none.

150/19 **Other planning matters**

151/19 **Planning Performance and Weekly Planning Decisions**

The report was received for information.

The meeting ended at 7.53 pm

Signed:

Date:

.....
.....

This page is intentionally left blank

PLANNING COMMITTEE AGENDA

PART 5: Development Presentations

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.

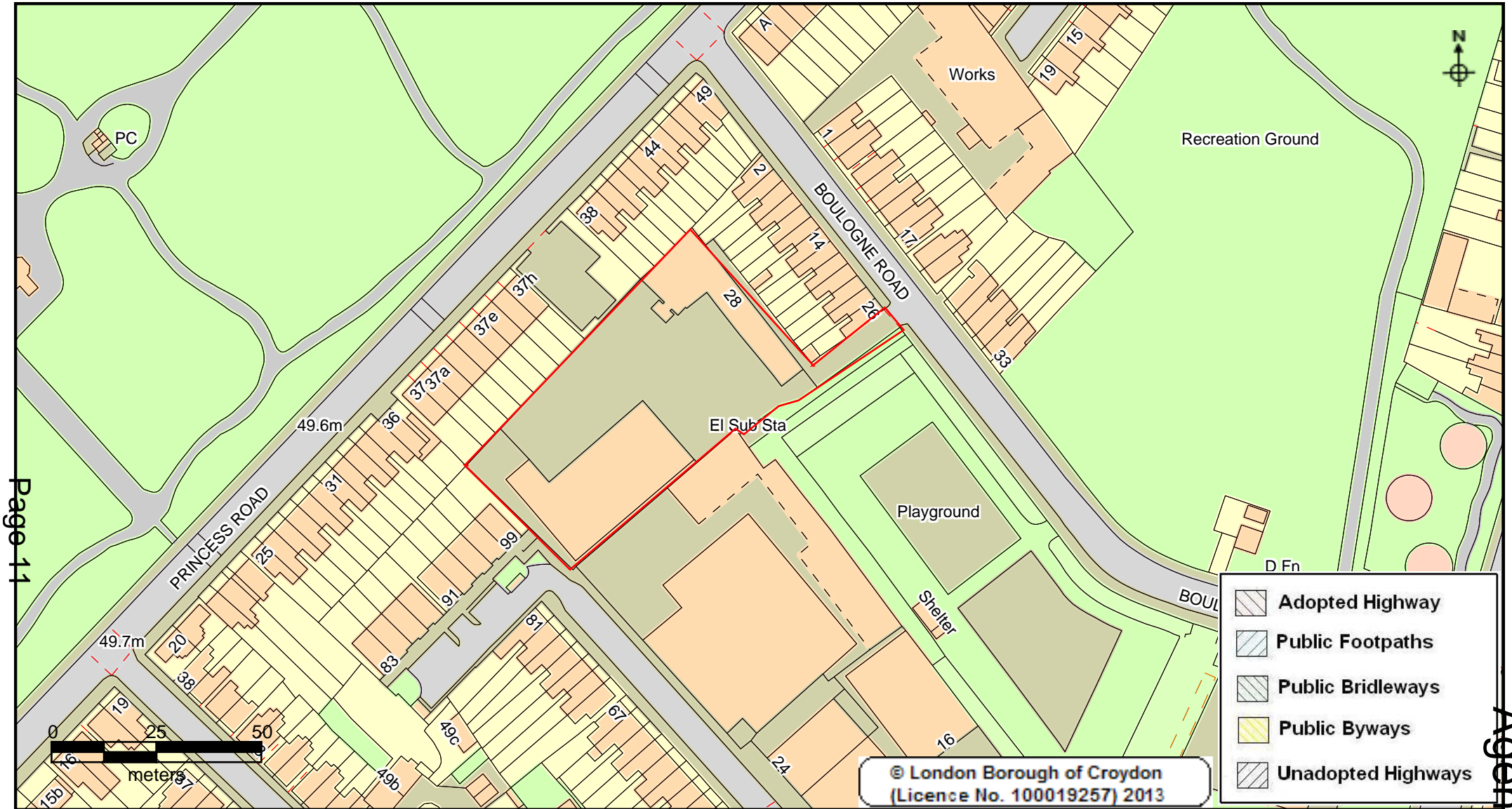
5 BACKGROUND DOCUMENTS

- 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.

This page is intentionally left blank



This page is intentionally left blank

1. DETAILS OF THE DEVELOPMENT

Ref: 18/05248/PRE
Location: 28 Boulogne Road, Croydon, CR0 2QT
Ward: Selhurst
Description: Complete demolition of existing buildings on the site, redevelopment including erection of four blocks up to five stories in height providing 59 self-contained residential units (C3) and 3 commercial units.
Drawing Nos: Bou-HKR-XX-01-PL-A-1000, 1001, 1002, 1003, 1004 + CGIs
Applicant: Evolve Housing – Alice Hainsworth
Agent: Stile Harold William Partnership – Chris Heather
Case Officer: Barry Valentine

2. PROCEDURAL NOTE

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 The report covers the following points:
- a. Site briefing
 - b. Summary of matters for consideration
 - c. Officers' preliminary conclusions
 - d. Specific feedback requests

3. EXECUTIVE SUMMARY OF KEY ISSUES WITH SCHEME

- 3.1 The site is a "Scattered Employment Site" (Tier 4) and therefore policy SP3.2 of CLP applies which seeks to protect industrial and warehouse activities and uses (B1 (b & c), B2, B8 and employment generating sui generis uses, D1 uses in PTAL 3+ areas). The policy only allows limited residential accommodation on such sites in specific special circumstances, mainly when there is no demand for existing premises as evidenced by 18 months of marketing. The proposed development will not comply with SP3.2 due to the number of units it creates, and due it being in active use and not marketed. Approximately 550 sq.m of

commercial floorspace would be provided that would help to offset the development's impact on employment and industrial /warehousing land.

- 3.2 The proposed development would provide stepping stone accommodation for people whom were recently homeless and have completed the applicant's support program. The accommodation would allow the residents to begin living independently and hopefully give them a platform and long term security to be able to live in permanent residential accommodation in the future. The development would be 100% Affordable Rent. Officer's consider that there is justification for allowing a departure from the Croydon Local Plan (2018), in regards to the loss of industrial/warehousing land, on the basis that the development would benefit those most in need.
- 3.4 The proposed bulk and mass in design terms is acceptable, but there are concerns about the extent of development's impact on neighbouring living conditions, particularly in terms of overshadowing of neighbouring properties' gardens. The detailed design of the building is progressing in an appropriate manner, but needs further development.
- 3.4 Officers do have some initial concerns with the access to and from the site, given the narrowness of the access way from Boulogne Road, and the potential for pedestrian movement through this narrow space. Further information is still required in regards to car parking, but officers do have some concerns about the lack of disabled residential parking bay provision.

4. SITE BRIEFING

- 4.1 28 Boulogne Road is an area of commercial land that sits to the rear of residential properties nos. 2 to 26 Boulogne Road and 37 to 49 Princess Road, and commercial property 22 to 24 Hampton Road, which is currently occupied by Travis Perkins. The site is to the immediate north of Boulogne Road Playground.
- 4.2 The site contains a series of one to two storey high industrial buildings set round a central car park area. There is an access road into the site that runs along the southern flank elevation of 26 Boulogne Road.



Image 1 – Ariel Image Looking West

- 4.3 Land levels do vary across the site, sloping down from the east to the west, with much of the site set close to a storey below the garden level of residential properties that surround. There are no known trees on the site, but there are many trees that surround on neighbouring land, including on the eastern boundary with Boulogne Road Playground.
- 4.4 The site has a Public Transport Level of 2 (Poor). Despite this rating the site is reasonably well connected, with buses running along Whitehorse Lane that provide convenient access into Croydon Town Centre and Thornton Heath. The site is also within walking distance of Selhurst Train Station.
- 4.5 The site is located with Flood Risk Zone 1 (low) as defined by the Environmental Agency. The site is modelled as being at medium risk (1 in 100 years) from surface water flooding.
- 4.6 The site as per Croydon Local Plan (2018) is subject to Place Specific Policy DM36.5, which is set out below:

DM36.5 In the area of the junction of Windmill Road and Whitehorse Road, to create a sense of place of this area proposals should:

1. Create building lines and frontages which positively reinforce and respond to the form of the junction;
2. Use tree planting to reinforce the street alignment; and
3. Complement the existing massing of the immediate area around the Windmill/Whitehorse Road Junction, by ensuring that the overall height of the building does not exceed 5 storeys; or complement the existing predominant building heights of 2 storeys up to a maximum height of 3 storeys; or ensure the ridge line is no taller than those adjacent to it

- 4.7 The site is not within a Conservation Areas and there are no Listed Buildings within the site, or whose setting would be impacted by the proposed development. To the north of the site is Queens Road Cemetery, a locally listed historic park and garden.

Relevant Planning History

- 4.8 The site has an extensive planning history, but the most relevant entry is as follows:

Planning permission reference 94/01444/P was granted on the 19/10/1994 for the continued use for storage and maintenance of equipment used by elderly and disabled persons with associated information and assessment area.

Proposal

- 4.9 The proposal is currently:

Complete demolition of existing buildings on the site, redevelopment of the site including erection of four blocks up to five stories high providing 59 self-contained residential units (C3) and 3 commercial units.

- 4.10 The applicant are Evolve Housing, a homelessness and community support charity, providing accommodation and support for people affected by homelessness, to enable them to live independently. They support around 2,000 people each year, in and around London. They are a registered housing provider, and have developed over 300 new units across 8 schemes, 7 of which were in Croydon.
- 4.11 The development would provide stepping stone accommodation, allowing single people who have completed Evolve homeless programme of support to move on and to begin to live independently, as well as provided homeless families with good quality temporary accommodation.
- 4.12 It is understood that the applicant is intending to submit their planning application at the end of July. Officers do have some concern that there is a lot of work to be done before a scheme can be fully supported and that a July submission is optimistic.

5. SUMMARY OF MATTERS FOR CONSIDERATION

5.1 The main matters for consideration in a future submission are as follows:

- Land Use
- Design
- Impact on Neighbouring Properties Living Conditions
- Highway and Parking
- Other Considerations
- Mitigation

Land Use

Employment Use

5.2 The site is a “Scattered Employment Sites” (otherwise known as “Tier 4” sites). Policy SP3.2 of the Croydon Local Plan (2018) seeks to protect industrial and warehousing activities on such sites. Only certain uses are deemed appropriate for such sites, namely Class B1 (excluding offices - B1a), B2, B8 uses, employment generating sui generis uses and D1 uses in locations where the PTAL rating is 3 and above. The policy goes on to state that planning permission for limited residential development will be granted if it can be demonstrated that:

- There is no demand for the existing premises or for a scheme comprised solely of the permitted uses; and
- Residential use does not harm the wider location’s business function.
- Opportunities for employment and skills training will be considered via Section 106 where possible.

Policy SP3.2 advises that evidence of demand will need to be informed by at least 18 months of marketing.

5.3 The existing lawful planning use of the site is storage and distribution (B8), as established through previously granted planning permission reference

94/01444/P. However, there are a series of complimentary ancillary uses also present, including wheelchair repair workshops (B1 (c)), sales office (B1 (a)), showroom (A1) and wheelchair evaluation centre including therapy (D1). These uses are active on site. The GIA floor area of the existing buildings on the site is approximately 1,125 sq.m.

- 5.4 The development will be contrary to policy SP3.2 of Croydon Local Plan (2018). Whilst the current occupier will be relocated (details of which are expected to accompany any future submission), the site will not be marketed to find an alternative policy compliant user. In addition, the proposed development will not comply with SP3.2 due to the large number of residential units it would create.
- 5.5 In favour of the development, the proposed change of use would not significantly impact the wider location's business function. The use of the site, which is largely centred around wheelchair users and those with disabilities, is specialised, which causes the site to operate in a largely self-contained manner from the rest of the employment site to the south east. There are few links with surrounding businesses and the current use is not likely to generate significant trade or commercial presence opportunities to the other businesses located within the wider employment site. The site's location also reinforces the self-contained nature, being located at the furthest western edge of the employment site, furthest from the main road and accessed solely from Boulogne Road, where as the rest of the employment site is accessed from Hampton Road.
- 5.6 The site would continue to provide employment opportunities as three commercial units are proposed at ground floor level, with a floor area of approximately 550 sq.m. This to some extent potentially negates the impact of the development in employment terms, as well as the development's (limited) impact on business function of the wider employment site. The applicant has not yet indicated what type of uses would occupy the commercial areas nor the number of people that would be expected to be employed in the future, so the full impact on industrial/warehousing land and in employment terms is not at this stage fully understood. The new commercial floorspace is likely to be of a better quality than the existing.

Residential Use

- 5.7 The London Plan (2016) sets a minimum ten year target for the borough of 14,348 new homes over the period of 2015-2025. The Croydon Local Plan (2018) to a minimum twenty year target of 32,890 over the period of 2016 to 2036. The Draft London Plan (2017) has provisionally set a minimum ten year target for the borough of 29,490 new homes over the period of 2019/20 to 2028/29. The proposed development would create additional residential units that would make a contribution to the borough achieving its housing targets as set out in the London Plan (2016) and the recently adopted Croydon Local Plan (2018). This is a benefit of the proposed development. However this is considered to be of limited weight given that the borough has sufficient land for its five year housing supply to meet its targets, without the need to build on industrial land.
- 5.8 Policy SP2.5 of the Croydon Local Plan (2018) set out that a minimum of 50% of units must be secured as affordable housing on sites of ten or more units. All

units provided by the development would be affordable rent, easily exceeding the overall 50% target. The provision of 29 additional affordable housing units in excess of the target is a significant positive in the schemes favour.

- 5.9 Policy seeks a 60:40 tenure split between affordable rented homes and intermediate (including starter) homes, unless there is agreement between Croydon Council and Registered Provider that a different tenure split is justified. The split seeks to provide a range of housing types to help ensure the creation of mixed and balanced communities. The proposed development would be 100% affordable rent. Rents would be set at the GLA's London Affordable rent levels, but the applicant is exploring whether rent levels could be provided at an even lower rate. The development would not meet the policy's preferred tenure split, but this is not a significant issue given that the proposal would achieve other social objectives (detailed in more depth in paragraphs below), the development would meet a specific need and only a relatively small number of units would be created, so not resulting in significant unbalancing effect in the creation of mixed and balanced communities.
- 5.10 The development would provide a very specific housing product that would meet a specific housing need that has undeniable social benefits. The applicant are Evolve Housing who are a homelessness and community support charity, whom provide accommodation and support for people affected by homelessness, to enable them to live independently. They are a registered housing provider. The development would provide stepping stone accommodation, allowing single people who have completed Evolve homeless programme of support to move-on and to begin to live independently, as well as provided homeless families with good quality temporary accommodation.
- 5.11 The people moving from hostel accommodation into the single units would be offered a minimum three year tenancy. These tenancy lengths offer stability to the intended residents, allowing them an opportunity to plan for their move, ideally onto the property ladder via shared ownership. The terms and need for the occupants of the family units have not yet been discussed and agreed with Croydon Council, but are likely to have a similar structure.
- 5.12 The development would indirectly benefit Croydon Residents by saving the council an estimated £300,000 per year, which in turn can be redirected to other resources and services. The efficient use of council resource and provided tax payers with good value for money, is of public benefit, which is of some positive weight in the balance of a decision.
- 5.13 Whilst the development would be a departure from the Local Plan (2018), the benefits of the development as listed above are sufficient to justify this departure. It envisaged that the benefits of the development, namely the provision of stepping stone accommodation for people whom were recently homeless would need to be secured via S106. This would be for the full 100% of units.

Housing Mix

- 5.14 Policy SP2.7 sets a strategic target of 30% of all new homes up to 2036 to have three beds or more. Policy DM 1 sets out a minimum provision of 3 bed units on

sites of 10 or more dwellings. In an urban area with a PTAL rating of 2, there is a policy expectation that 60% of the units be three beds. No three beds unit are proposed. However, officers consider this to be acceptable in this instance given the housing mix profile of the units have been tailored to meet the needs of those who most likely to find themselves homeless or living in hostel accommodation.

Quality of Residential Units

- 5.15 All the proposed residential units meet minimum floorspace standards set out in the London Plan (2016). The Mayor of London Housing SPG advises that developments should minimise the number of single aspect dwellings, and that north facing units should be avoided. North facing is defined as having an orientation less than 45 degrees either side of north (i.e. between north west and north east). The applicant states that the units are not north facing (face north easterly at angle of 45.3 degrees), and are arguably dual aspect, with the secondary aspect facing into walkways that are only partially enclosed. The units would receive good levels of privacy and outlook, with good separation distances between the blocks.
- 5.15 The units, with exception of some of the units located at ground floor level, would not have their own private external amenity space. There would be communal external space provision within the enclosed garden area within the centre of the main south eastern block, at third floor level at the north westerly wings of the building and at fourth floor level on the eastern central corner of the main block. The applicant is exploring incorporating playspace into the communal spaces and/or making a financial contribution to the improvement of Boulogne Road Playground. The applicant has indicated that they do not wish to provide private external amenity space for the units, as it would add to the build cost, which in turn would compromise the key objective of the applicant which is to deliver 100% affordable housing for people whom were homeless.
- 5.16 There are some concerns about the limited number of cores. This causes somewhat convoluted access routes to some of the units, particularly the wheelchair units which are located at the end of the corridors. Having a limited number of cores also potentially causes social and security challenges, with so many units being accessed via one core. The reason for the lack of cores is understood to be linked to build cost and potential loss in the total number of residential units, which in turn would compromise the ability of the applicant to deliver 100% affordable housing. This, alongside the other quality of residential units points raised above, will need to be considered in the planning balance; officers are keen to get a steer from Members on this matter in particular.

Design

- 5.17 The site ground level generally sits a storey below the garden level of surrounding properties. These land levels are favourable and allows the development to be taller than otherwise normally would be appropriate. From Hampton Road, the development would predominantly read as three storeys in height, and would gradually step up in height from the two storey properties that form part of the wider Hampton Road context. The taller fifth storey element is

set centrally into the site and is in part obscured from views from Hampton Road by the roofs of the industrial buildings, as demonstrated in the series of images below.

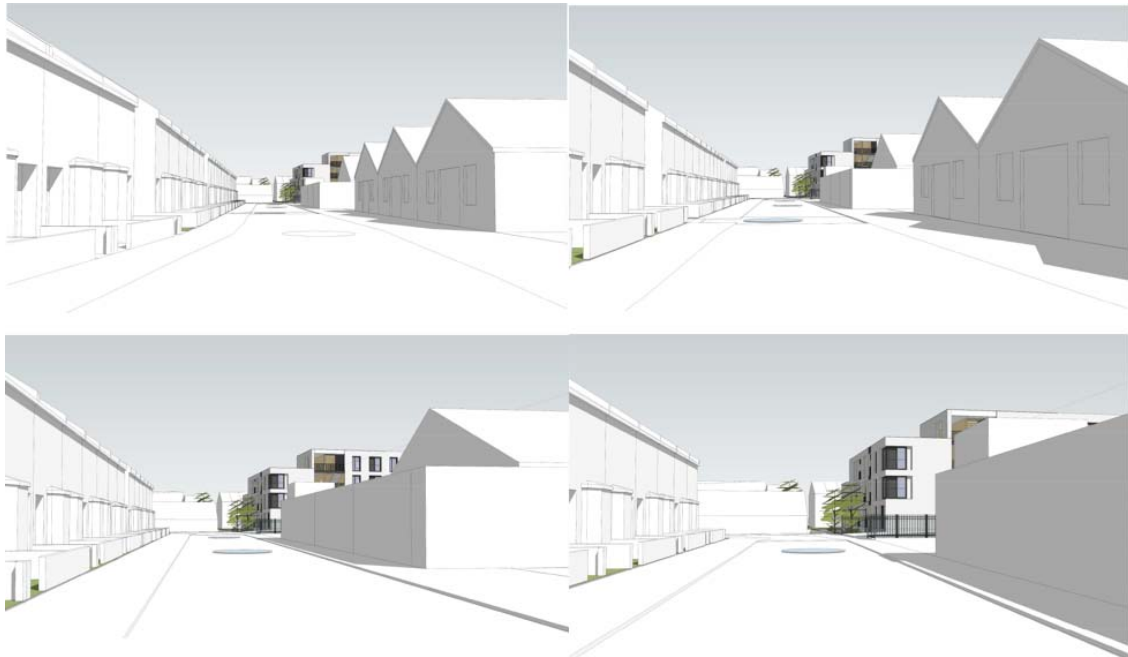


Image 2 – Model images of development massing from Hampton Road.

5.18 The main view from Boulogne Road would be over the park. The building closest to two storey Boulogne Road properties is four storeys in height, but due to land levels would read as three. The spacing between the development and the Boulogne Road properties ensures an appropriate transition of scale that helps create an appropriate backdrop to the park.



Image 3 – Model images of development massing from Boulogne Road

5.19 The building's footprint and single unit layout approach is understood to be driven by the modular design and the applicant's need to keep building costs low. Officers have queried this, and in particular whether a dual core could be created and/or additional massing be created in the townscape gap on Princess Road.

The creation of a gap and new connecting path between Hampton Road and Boulogne Road is welcomed, and ensures improved connectivity and circulation, but also an appropriate relationship and separation to the Travis Perkins site to the east.

- 5.20 Giving the iterative nature of discussions, only a few CGIs from a limited number of angles have been provided, and no elevations or sections. As a result it is difficult to provide detailed comments. From the CGIs that have been provided, officers are pleased with how the detailed design is progressing. The elevation has large windows and pleasing rhythm that helps to break up the massing/bulk of the building, giving it a high quality contemporary appearance. The windows appear to have deep reveals which helps to create articulation. The use of what appears to be brick is supported and would help to embed the development into its semi residential context, whilst also being a robust material choice. There appears to be pleasing brick detailing and use of different colour of bricks that adds visual interest and variety, helping to break up the mass of the development and give it an identity. Being a backland site with commercial units at ground floor level, care will be needed to ensure that the spaces to and around the site are secure, safe and welcoming. Further thought and details will need to be submitted on how this will be achieved. The blank end walls of the buildings, especially where they face neighbours will be important, and need to be well designed in order to prevent them appearing imposing.



Image 4 – CGI taken from new path way close to Hampton Road entrance

Impact on Neighbouring Properties Living Conditions

Sunlight and Daylight

- 5.21 The applicant has submitted a sunlight and daylight study that tests the scheme against guidance contained with BRE's 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' End Edition, 2011'. See Appendix 1 for BRE sunlight and daylight definitions. The submitted sunlight and daylight assessment measures the impact of the development on properties in Hampton Road (nos. 79, 81 and 99), Princess Road (nos. 36 to 42 consec) and Boulogne Road (nos. 2 to 26 evens). It is worth noting that the model tested by the applicant for their

sunlight and daylight test is marginally larger in size than the scheme currently being presented before committee. The area in yellow in the image below was included in the sunlight and daylight model test, but has now been revised out of the scheme. Some of the data reported is likely to have improved as a result of this change, particularly for 37 F to H Princes Road.

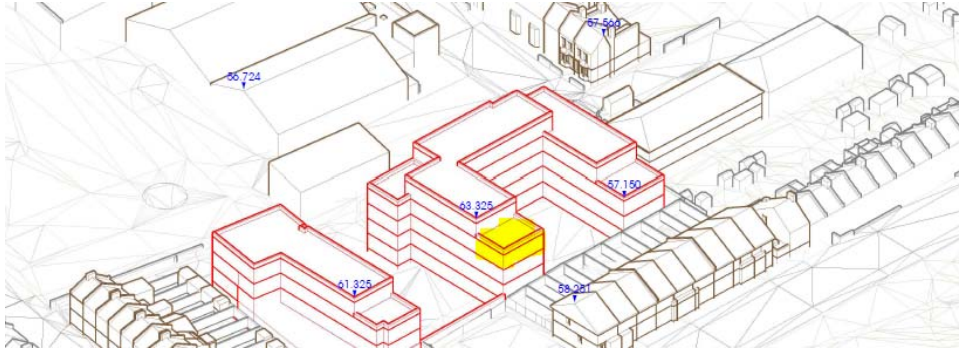
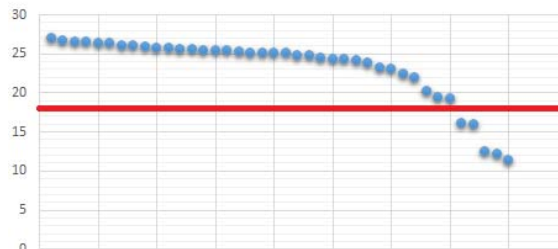


Image 5 – Daylight and sunlight model, with element highlighted in yellow that is no longer proposed as part of the current submission.

5.22 40 of the 110 windows that were tested under BRE’s VSC test fail, as they would achieve a VSC of less than 27%, and a ratio reduction of over 80%. As such these windows and the rooms they serve are likely to experience a noticeable reduction in daylight. However, the vast majority of the windows would still receive good level of daylight, with all but five windows retaining a VSC in excess of 18%, which is an amount of daylight that properties set within urban environments commonly experience. The five windows which fall below 18% are all ground floor windows located on different properties in Boulogne Road, thus the impact would to some extent be spread, and as such would have a limited impact of standard of residential accommodation that surrounds the site.



Graph 1 – Distribution of proposed VSC scores (%) of windows that failed VSC test.

5.23 The distribution of the VSC ratio reduction failures are shown below. Of the 40 windows that failed, 36 are classed as minor failures by officers scoring over 60%, and only 3 were moderate failures scoring less than 60% and more than 40%. There was no major failures (i.e. windows scoring less than 40%). Importantly there was only one window, belonging to 20 Boulogne Road, which scored less than 18% in total VSC, with a score of 15.93%, and which would also moderately fail in terms of VSC ratio, scoring 59%. In light of this, the developments impact in terms of VSC whilst detrimental, is not considered significant enough to the living conditions of neighbouring properties to justify refusal of planning permission in its own right.

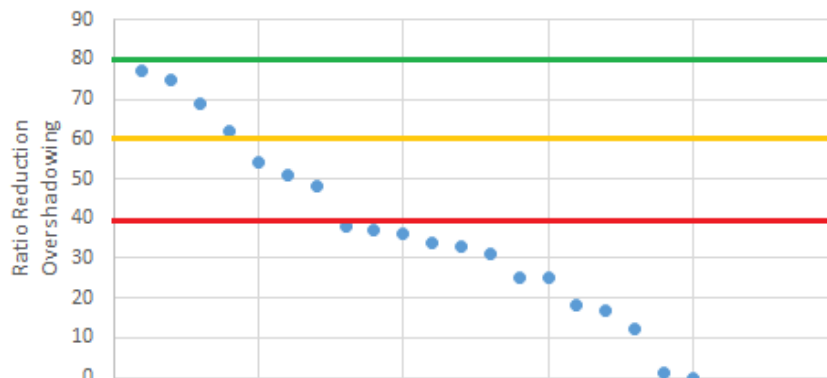


Graph 2 – Distribution of VSC ratio reductions of widow that failed VSC test

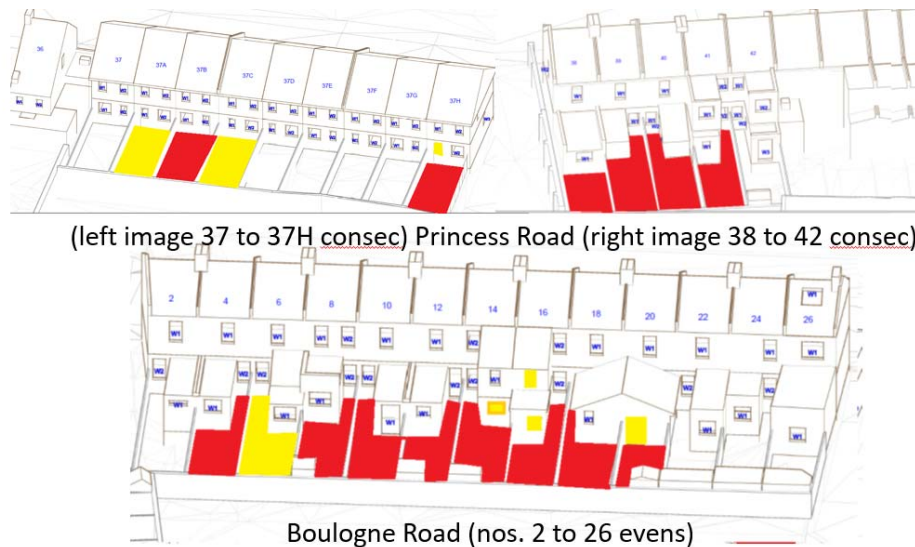
5.24 In terms of daylight distribution, of the 102 rooms assessed, there were only 15 failures. 10 of these failures are classed by officers to be minor, with the affected rooms scoring over 60% and 5 being moderate failures scoring over 40% and no major failures with a score below 40%. All the rooms that failed the daylight distribution test had windows that served them which also failed the VSC tests. The moderate fails in daylight distribution occurred on 37H Princes Road, 14, 16 (2 rooms), 18 and 20 Boulogne Road, the locations of which are shown on graph 4.

5.25 In terms of sunlight, of the 100 windows tested, only 6 would fail to meet target values set out in BRE guidance. These failing windows would experience a significant reduction in winter sunlight hours, but in terms of annual sunlight proposed hours the reduction would only be minor, with the lowest score being 71% of its former value. The impact of the development in sunlight terms is justifiable.

5.26 The submitted sunlight and daylight assessment includes a test that measures the extent that the development would overshadow neighbouring properties' gardens. The test measures the percentage of a garden which would receive 2 hours sunlight on spring equinox (21st March). If less than 50% of a garden receives less than 50% and the reduction is greater than 80% then this is considered to be a failure. Of the 27 gardens measures that surround the site, 21 would fail BRE overshadowing test. 4 of these failures are classed by officers to be minor, 3 would be moderate and 14 would be major. The results are plotted in graph 3 and the location of the moderate/major failures are shown on graph 4. The applicant has also run the optional test taken on the 21st June, which represents the time of year when shadows are at their shortest. At this time of the year, all gardens would meet the same standard.



Graph 3 – Ratio reduction as % in garden overshadowing on spring equinox.



Graph 4 – Locations of major (red) and moderate (yellow) BRE failures of overshadowing to gardens and Daylight Distribution to rooms (windows to the room only coloured in)

Outlook and Sense of Enclosure

5.27 The applicant to date has not provided sections through the development to neighbouring windows, and as such clear conclusions cannot be reached on what the impact would be on outlook and sense of enclosure to neighbouring properties. There is however likely to be some detrimental impact to those properties whose gardens face onto the ends of the blocks. Some of these gardens are 12m long, and the wall is estimated to be at least two storeys high.

Privacy

5.28 At this stage no significant concerns are raised regarding the impact of the development on neighbouring properties' privacy due to separation distances and the angles at which windows they would face. Care will be needed in regards to the design of some of the walkways to ensure that these do not have views into neighbouring gardens and windows. The applicant has supplied some precedent images that show that the walkways have fretted panels that would help to prevent unneighbourly overlooking.

Noise

5.29 The impact of noise activity from any commercial activity will need to be considered as the applicant develops the scheme. The most likely protection would be in the form of conditions that control aspects such as hours of operation. The noise levels from any air handling units, mechanical plant or other fixed external machinery will also be expected not to increase background noise levels when measured at the nearest sensitive residential premises. In effect, this means the noise levels from any new units will need to be at least 10dB below existing background noise levels. Care will also need to be had to ensure that increased use of the access road does not cause excessive noise disturbance to the adjoining neighbouring property. In terms of light pollution, the development

will be expected to comply with guidance contained within 'Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

- 5.30 In terms of impact on neighbouring properties living conditions, there is currently concern about loss of sunlight to neighbouring gardens and, to a lesser extent, impact on daylighting, as well as potential for loss of outlook/enclosure. Whilst this will need to be considered in the planning balance, officers are keen to get a steer from Members on the need, or not, to set the buildings further from the adjoining residents or reduce the massing.

Highways and Parking

- 5.31 The site is located in an area of low public transport accessibility and high parking stress. Ordinarily it would be required for the development to cater for its own parking demand by providing a level of parking consistent with the level of car ownership in the area, which for the Selhurst Ward is 0.62 cars per dwelling. Nevertheless in this scenario given that the development is to provide housing for people whom were recently homeless, it is likely to be possible to justify a lower level of car parking space provision as car ownership is likely to be very low amongst residents. The development will also likely be required to be car parking permit free to ensure that the development does not have an adverse impact on parking stress.
- 5.32 The applicant has expressed the desire to provide no wheelchair car parking spaces for the residential units. Officers consider this inappropriate given that wheelchair accessible units are proposed.
- 5.33 No details of the level of car parking for the commercial units has so far been provided. The non-operational side of the commercial use will need to comply with London Plan (2016) maximum parking standards.
- 5.34 Any new car park spaces will be expected to provide electric charging vehicle points in line with the London Plan (2016). At present, the London Plan requires residential development to provide 20% to be active, and 20% to be passive. The draft London Plan, requires 20% active and 80% passive. For non-operative B1 car parking 20 per cent of all spaces must be for electric vehicles with an additional 10 per cent passive provision for electric vehicles in the future.
- 5.35 In terms of the cycling the London Plan (2016) expects the following level of provision
- C3 – one space for one beds, two spaces for two beds for the units plus one space per 40 units for visitors.
- B1 – one space for every 150 sq.m plus one space per 1000 sq.m for visitors
- B2 to B8 – one space per every 500 sq.m plus one space per 1000 sq.m for visitors
- 5.36 The applicant has indicated that they may seek to provide a lower level of cycle parking provision due to the low ownership of cycles amongst the expected residents. Whilst there may be some justification for this, officers have asked the

applicant to think innovatively to increase cycle ownership amongst its residents, especially as this would increase social mobility which can be a significant issue for those with low incomes.

- 5.37 The entrance into the site is reasonably narrow and does not appear capable of handling two way traffic into/out. Given that pedestrian access is likely to be required through this entrance (especially given the likely low car ownership) extra care will be needed in regards to its design and layout. The provision of a new pedestrian access route from Hampton Road is welcomed.

Other Considerations

- 5.38 There are no trees on the site, but there are trees on neighbouring land, for example within the Boulogne Road playground at the entrance, whose roots and canopies could potentially be impacted by the development itself or from the construction of the development. No significant concerns are raised at this stage, but clarity will be needed going forward.
- 5.39 London Plan Policy 6.3 requires Construction Logistics Plans to be secured. London Plan Policy 7.15 concerns the reduction of noise and enhancement of soundscapes. London Plan Policy 7.21 seeks to improve air quality. Croydon Local Plan: Strategic Policy SP6.3 requires development to positively contribute to improving air and water quality by minimising pollution. Policy SP8.4 states that major development proposals will be required to be supported by transport assessments, travel plan and construction logistic plans. Croydon Local Plan (2018) Policy SP6.4 states that the Council will seek to reduce flood risk and protect groundwater and aquifers. Policy DM25 provides the Council's detailed requirements in relation to drainage and reducing flood risk.
- 5.40 Major residential schemes are required to meet Zero carbon. Non-residential buildings should achieve a 40% carbon dioxide emissions reduction over the Target Emissions Rate (TER) set out in the Building Regulations (2010). The London Plan Sustainable Design and Construction SPG (2014) sets out that this is broadly equivalent to a 35% reduction over the 2013 Building Regulations Part L, which is the most up-to-date standard. New build non-residential developments of 500 sq.m or above will be expected to achieve a minimum of BREEAM Excellent.
- 5.41 All major developments are required to provide a Flood Risk Assessment (FRA). This will need to consider all sources of flooding and suggest appropriate mitigation measures. A Sustainable Urban Drainage System (SUDS) strategy will also be required so that the development achieve greenfield runoff rates.

Mitigation

- 5.42 At this stage it is envisaged that planning obligations will be required to mitigate the impacts, with the following Heads of Terms:

- Affordable housing (100% on-site secured together with type i.e. homeless)

- Improvements to Boulogne Road Playground (in the event playspace cannot be re-provided on site)
- Employment and training (contribution and commitments both construction and operation)
- Air quality contribution (£500 per unit)
- Zero carbon off-setting (if required, dependant on energy strategy)
- Car parking permit free for future occupiers (if required, given occupiers)
- Potential highway works (if required, to site entrance)
- Potential public realm works (if required, to new pedestrian site entrance)

6. PRELIMINARY CONCLUSIONS ON KEY ISSUES

- 6.1 The proposed development would result in the loss of employment/industrial land. However, the impact of this loss on the borough employment land provision, and jobs generally, is offset in part by the provision of commercial floorspace within the development. Whilst this would not normally be enough, when combined with the unique housing offer and its outstanding social objectives that will benefit those most in need, presents a compelling case such to justify departure from Croydon Local Plan (2018).
- 6.2 Officers feel that some relaxation on the quality of the residential units and associated policy requirements can be justified given that the proposed accommodation would be a substantial improvement to the intended residents than the accommodation (for example hostels) they would likely reside in if this development were not to go ahead. The proposed development would improve the quality of life of the residents that would occupy them, and as such considered acceptable.
- 6.3 The proposed bulk and mass of the development in purely design terms is acceptable. The detailed design of the development is progressing in an appropriate and pleasing manner, although significant design development is still needed.
- 6.4 Officers do have concerns about the impact of the development on neighbouring properties, particularly in terms of overshadowing of neighbouring gardens. Officers would like the applicant to explore different massing options further, for example moving the building adjacent to Boulogne Road away from these properties to see if the objectives of the development can be achieved, but in a way that would ensure that impact on neighbouring properties is minimalised.

7 SPECIFIC FEEDBACK REQUESTED

- 7.1 In view of the above, it is suggested that Members focus on the following issues:
- The principle of the development, specifically in allowing 100% affordable housing for people whom were homeless on industrial land, and whether the current commercial offering is likely to be sufficient?
 - Where you feel it would be reasonable (if at all) to apply flexibility (for example on residential unit quality) given the unique nature and social objectives/benefits of the proposed use.

- The initial design approach of the scheme (siting, scale, mass, use of materials).
- Impacts of the proposal on neighbouring occupiers and in the wider vicinity of the site, and whether the applicant needs to reduce or re-look at the massing to improve the development's relationship to its neighbours.
- Whether disabled car parking for the residents, car parking for the commercial and cycle parking levels currently indicated are appropriate.
- Any other matter that Members see as important to secure if this development was to come forward.

Appendix 1: BRE Guidance Terms

Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” test.

Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.

PLANNING COMMITTEE AGENDA

PART 6: Planning Applications for Decision

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 6 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

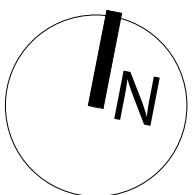
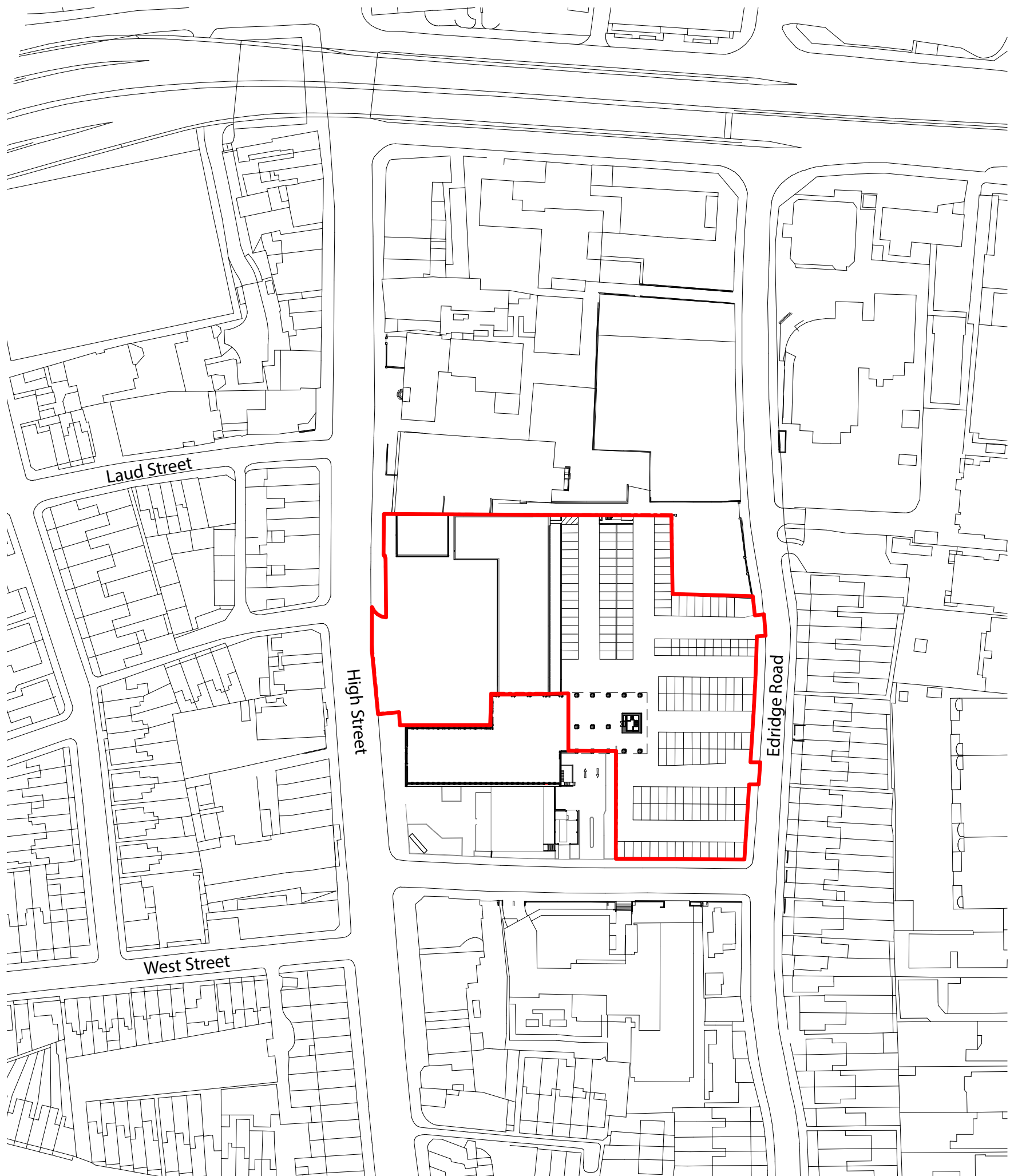
- 9.1 The Committee to take any decisions recommended in the attached reports.

This page is intentionally left blank

NOTES

Copyright: All rights reserved.
This drawing must not be reproduced without permission.
This drawing must not be scaled. Dimensions are in millimetres unless specified.

REV	DATE	REVISION NOTE	BY	CHECK



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.1

1 SUMMARY OF APPLICATION DETAILS

Ref:	18/06140/FUL
Location:	Leon House, 233 High Street, Croydon CR0 1FW
Ward:	Fairfield
Description:	Demolition of existing retail and office units. Redevelopment of the site to provide a mixed use development within three buildings up to 31 storeys, providing up to 357 residential units (Use Class C3) and flexible units for retail, professional service and food and drink uses (Use Class A1-A5). Creation of a new public square, landscaped communal gardens, and associated highway works; basement car parking; cycle parking; waste storage; and associated works.
Approved Documents:	<p>Existing Plans: 2274_AE(04)500 - Location Plan; 2274_AE(04)501 - Existing Level 00 - High Street; 2274_AE(04)502 - Existing Level 01 - Masons Avenue; 2274_AE(04)503 - Existing Level 02 - Edridge Road; 2274_AE(04)510 - Demolition Plans; 2274_AE(05)501 - Existing Elevations & Sections.</p> <p>Proposed Plans: 2274_AA(06)A501 RevB - Typical Balcony-Facade Study; 2274_AG(04)500 RevC- Proposed Site Plan; 2274_AG(04)501 RevC - Level 00 Plan - High Street; 2274_AG(04)502 RevD- Level 01 Plan - Masons Avenue; 2274_AG(04)503 RevC- Level 02 Plan - Edridge Road; 2274_AG(04)504 RevC- Level 03 Plan; 2274_AG(04)505 RevC- Levels Typical Upper Level Plans; 2274_AG(04)506 RevC - Roof Level Plan; 2274_AG(04)507 RevB- Wheelchair User Dwellings; 2274_AG(04)A500 RevB - Levels 01 & 02; 2274_AG(04)A501 RevB - Levels 03-06; 2274_AG(04)A502 RevB - Levels 07-25; 2274_AG(04)A503 RevA - Levels 26-30 Roof; 2274_AG(04)B500 RevB - Levels 00 & 01; 2274_AG(04)B501 RevB - Levels 02-19 & Roof; 2274_AG(04)C500 RevB - Levels 00 & 01; 2274_AG(04)C501 RevB - Levels 02-05; 2274_AG(05)500 RevB - Proposed High Street Elevation; 2274_AG(05)501 RevB - Proposed North Elevation; 2274_AG(05)502 RevB - Proposed Edridge Road Elevation; 2274_AG(05)503 RevB - Proposed East Elevation A; 2274_AG(05)504 RevB - Proposed West Elevation B; 2274_AG(05)505 RevB - Proposed Masons Avenue Elevation; 2274_AG(05)506 RevB - Proposed Sectional Elevation 1; 2274_AG(05)507 RevB - Proposed Sectional Elevation 2; 2274_AG(05)508 RevB - Proposed Sectional Elevation 3; 2274_AG(05)509 RevB - Proposed Sectional Elevation 4; 2274_AG(05)510 RevB - Proposed Sectional Elevation 5; 2274_AG(05)511 RevB - Northern Boundary Elevations; 17.514 - 100 - High Street General Arrangement Rev P3; 17.514 - 101 - Edridge Road Level General Arrangement Rev P1; 17.514 - 102 - Soft landscape Rev P1; 17.514 - 103 - Lighting strategy Rev P1; 17.514 - 104 - Street Furniture Rev P1; 17.514 - 105 - A - Site</p>

sections Rev P1; 17.514 - 105 - B - Site sections Rev P1; 17.514 - 105 - C - Site sections Rev P1.

Documents: Outline Construction Logistics Plan A101004 Version F2 (WYG, December 2018); Refuse Strategy A101004 Version F2 (WYG, December 2018); Residential Travel Plan A101004 Version F2 (WYG, December 2018); Transport Assessment A101004 Version F2 (WYG, December 2018); Workplace Travel Plan A101004 Version F2 (WYG, December 2018); Air Quality Assessment A101004 (WYG, 12th September 2018); Noise Assessment A101004 (WYG, 19th December 2018); SITE WASTE MANAGEMENT PLAN Ref: A101004 Leon House_V1 (WYG, 12th December 2018); Phase 1 Geo-Environmental Desk Top Study A101004 (WYG, August 2018); Phase 2 Interpretative Ground Investigation Report A101004 (WYG, September 2018); Energy Statement A101004 Rev.D (WYG, 30/11/2018); Rapid Health Impact Assessment (Deloitte, December 2018); Stage 1 Utility Impact Assessment A101004 (WYG, 10/08/18); Flood Risk & Drainage Assessment A101004 V2 (WYG, 10.06.2018); Sustainability Statement A101004 (WYG, 14th November 2018); Archaeological Desk-Based Assessment A101104 rev.V0 (WYG, October 2018); Television and Radio Signal Survey & Television and Radio Reception Impact Assessment (Gtech Surveys Limited, 07/09/2018); REPORT on the DAYLIGHT & SUNLIGHT within THE PROPOSED DWELLINGS and SUNLIGHT TO PROPOSED AMENITY SPACES at LEON HOUSE, BLOCKS A, B AND C REF: GO/KW/ROL7668 (Anstey Horne); DAYLIGHT & SUNLIGHT REPORT for PROPOSED DEVELOPMENT at LEON HOUSE, CROYDON REF MC/GO/ROL7668 (Anstey Horne, 15 August 2018); Townscape & Visual Appraisal Project Ref 00239A (Landscape Collective, December 2018) including Appendix 1 Accurate Visual Representations ref. LDC_034-01-A (November 2018); Housing Delivery & Viability Statement (Quod, December 2018); Cover Letter (Deloitte, 19 December 2018); Leon Quarter Planning Statement (Deloitte, December 2018); Leon Quarter Design and Access Statement 2274 Rev 05 (18th December 2018); Heritage Statement 3985 v.1 (Heritage Collective, 02/10/2018); Leon Quarter Design Development 2274 3rd June 2019; Fire and Life Safety Technical Note Leon House Blocks A, B and C A101004 rev.1 (WYG, 15/05/2018); (ROL7668) Leon House, Croydon – Light Within Analysis ref: CS/EK/ROL7668 (Anstey Horne, 28 May 2019); Leon Quarter DESIGN ADDENDUM 2274 21st June 2019; A101004 Leon House Technical Note Wind (WYG, 21.06.19); Energy Statement Addendum A101004 (WYG, 20.06.19); Leon House 2 – Wind Microclimate Assessment P113457-1000 Issue:3 (BRE, 05 July 2019).

Applicant: FI Facilities Management Ltd
Agent: Deloitte LLP
Case Officer: Jan Slominski

	1 bed	2 bed	3 bed	4 bed	Total
Market Housing	124	125	10	0	259
Affordable Rent	7	14	12	1	34
Intermediate	25	38	1	0	64
All Tenures	160	176	22	1	357

Type of floorspace	Amount proposed (GIA)	Existing Amount (GIA)	Net change (GIA)
Residential	25,260 sqm	0 sqm	+ 25,260 sqm
Commercial	1,202 sqm	1,922 sqm	- 720 sqm

Number of car parking spaces	Number of cycle parking spaces
22 Blue Badge / 1-3 Car Club	734

- 1.1 This application is being reported to the Planning Committee because the recommendation is for approval of a residential development containing 200 or more new dwellings and objections above the threshold in the Committee Consideration Criteria have been received.

2 BACKGROUND

Pre-Application Advice

- 2.1 An earlier version of the proposal was presented to the Planning Committee at pre-application stage on 7th June 2018. The following comments were raised:

- The site needs to deliver the maximum viable amount of affordable housing.
- The proposed neighbourhood garden is welcomed, but must be accessible to all.
- The public spaces and proposed units need to provide a high standard of accommodation, including good daylight and sunlight.
- The heritage impacts resulting from additional height may be justified by the provision of increased affordable housing.
- A podium is recommended, in addition to further articulation to the proposed towers to result in a slender appearance.
- Family sized units should be prioritised.
- The proposed balconies and homes should be useable.
- Single aspect homes should be minimised, and well designed.
- Provision needs to be made for electric vehicle charging points, cycle storage and disabled parking.
- Food and drink uses are supported at the commercial units, as an extension to the restaurant quarter on South End. Engagement with local business as potential tenants would be welcomed.

Place Review Panel

- 2.2 The proposal was presented to the Place Review Panel on two occasions, most recently on Thursday 21st June 2018. The Panel's observations are summarised as follows:

- The changes to the architecture and the various elements of the design were seen as generally positive.

- The improvements to the design of Block A were considered positive, with the cut-in elements and proposed podium being supported. The design of Block C was also supported. The Panel raised no objection to the heights of Blocks A (at 28 storeys) and C (at 5 storeys), and felt that Block C could be taller. The Panel however had concerns about the density of the scheme and the quality of the public spaces, and felt that Block B (at 23 storeys) should be reduced in height, and the spaces between buildings should be increased.
- In longer views, the height of Block B was considered harmful to views of Croydon Minster along Rectory Grove, further supporting the Panel's view that it should be reduced in height.
- The proposed public spaces were supported by the Panel, subject to good quality design. The separation of spaces was also welcomed. Assessment of the sunlight and microclimate at the public space was recommended to ensure comfortable environments.
- The Panel had some concerns about the comfort levels of projecting balconies on the upper storeys of the buildings.

2.3 The design of the proposal has been amended, with Block B reduced in height to 20 storeys, and the spaces between buildings increased. The top floor balconies were removed from Block A (replaced with winter gardens or additional internal space), and further improvements were made to the detailed design of the proposed buildings and the landscaped areas.

3 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 3.1 The site is allocated in the Local Plan for residential development, and is in an area where tall buildings are acceptable. The proposed 357 new homes would make a significant contribution to housing delivery in a well-connected location, within the Croydon Metropolitan Centre and Croydon Opportunity Area, in addition to a new public square and commercial units, and publicly accessible communal gardens.
- 3.2 30% of the proposed homes (by habitable room) would be affordable housing, of which 34 would be a separate London Affordable Rent block (Block C). The remainder would be intermediate housing, with 64 homes mixed with the market housing in Block B.
- 3.3 The development is considered acceptable in design terms, subject to high quality materials and detailing which are to be secured by planning conditions. The heights of the proposed buildings would result in some harm to the surrounding heritage assets: Croydon Minster; Wrencote; and the Central Croydon Conservation Area. The harm caused would be "less than substantial" and with regard to the relevant legislation, policies and guidance, the harm is considered to be accompanied by clear and convincing justification, and outweighed by the public benefits provided in the form of new housing, affordable housing, and public open spaces in the form of a new pedestrianised public square and landscaped gardens.
- 3.4 The new dwellings would provide good quality accommodation. The impacts to neighbours would be limited, and the proposal would comply with the Council's policies with regard to transport, environmental impacts and sustainability, subject to the recommended planning conditions and s.106 obligations.

4 RECOMMENDATION

4.1 That the Planning Committee resolve to GRANT planning permission subject to:

- A. Any direction by the London Mayor pursuant to the Mayor of London Order
- B. The prior completion of a legal agreement to secure the following planning obligations:
 - 1) 30% Affordable Housing provision (35% London Affordable Rent: 65% shared ownership)
 - 2) Affordable Housing review mechanism and nominations agreement
 - 3) Air quality contribution of £45,900
 - 4) Local employment procurement and training strategy (construction phase) including a financial contribution of £236,665.
 - 5) Local employment and training strategy (operational) including a financial contribution of £24,135;
 - 6) Zero Carbon off-set contribution (£546,300, dependant on energy strategy)
 - 7) Future connection to planned district energy scheme
 - 8) Sustainable transport contribution (prioritised for highway safety works) and public realm improvements on High Street
 - 9) Car parking permit free restriction for future residents
 - 10) Travel Plan and monitoring;
 - 11) Car club including membership for new residents;
 - 12) Highway works
 - 13) Loss of revenue for removal of on-street parking bays
 - 14) TV signal mitigation
 - 15) Retention of scheme architects (or suitably qualified alternative architect);
 - 16) Monitoring fees and payment of Legal fees
 - 17) Any other planning obligation(s) considered necessary by the Director of Planning and Strategic Transport

4.2 That the Director of Planning and Strategic Transport has delegated authority to negotiate the legal agreement indicated above.

4.3 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) Commencement within three years (compliance)
- 2) Approved Plans (compliance)
- 3) SUDS and Flood Risk (prior to commencement)
- 4) Energy Strategy and carbon reduction (prior to commencement)
- 5) Construction and Environmental Management Plan (prior to commencement)
- 6) Archaeology (prior to commencement)
- 7) Contamination (prior to commencement)
- 8) Materials and Detailing (prior to superstructure)
- 9) Sample panels on site (prior to superstructure)
- 10) Balcony design (prior to superstructure)
- 11) Outdoor seating (prior to occupation)

- 12) Flues and Ventilation (prior to occupation)
- 13) Hard Landscaping (prior to occupation)
- 14) Façade maintenance and cleaning strategy (prior to occupation)
- 15) Soft Landscaping (prior to occupation)
- 16) Public art (prior to occupation)
- 17) Public space management plan (prior to occupation)
- 18) Biodiversity (prior to occupation)
- 19) Playspace (prior to occupation)
- 20) External Lighting (prior to occupation)
- 21) Delivery and Servicing (prior to occupation)
- 22) Car Park management plan (prior to occupation)
- 23) Cycle storage and end of trip facilities (commercial) (prior to occupation)
- 24) Refuse storage (prior to occupation)
- 25) Wind Mitigation (prior to occupation)
- 26) Public Realm (prior to occupation)
- 27) Piling (prior to specific works)
- 28) Commercial fit-out (within 6 months of practical completion)
- 29) Water use (compliance)
- 30) Use Classes (compliance)
- 31) Hot Food Takeaways (compliance)
- 32) Opening Hours (compliance)
- 33) Noise limits (plant) (compliance)
- 34) No obscuring of shopfronts (compliance)
- 35) Secured by design (compliance)
- 36) Accessible design (commercial) (compliance)
- 37) Accessible Homes (M4) (compliance)
- 38) Lifts (compliance)
- 39) Electric charging (compliance)
- 40) Cycle Storage (residential) (compliance)
- 41) BREEAM (compliance)
- 42) Any other planning condition(s) considered necessary by the Director of Planning and Strategic Transport, and

Informatives

- 1) Community Infrastructure Levy
- 2) Subject to legal agreement
- 3) Construction Logistics Plans
- 4) Flood Risk
- 5) Thames Water
- 6) Site notice removal
- 7) Any other informative(s) considered necessary by the Director of Planning and Strategic Transport.

4.4 That the Planning Committee confirms that it has had special regard to the desirability of preserving the settings of (including views of) listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

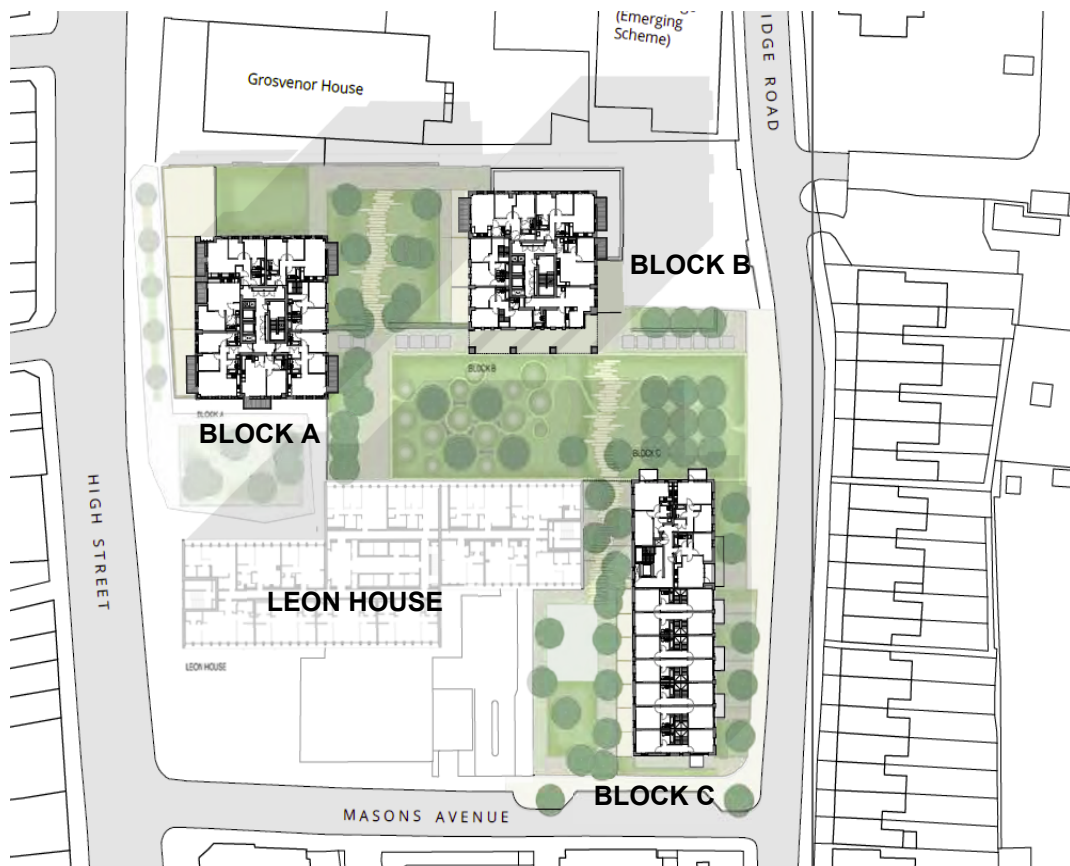
4.5 That the Planning Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the settings (including views of) of the Central Croydon Conservation Area, the Croydon Minster

Conservation Area and the Chatsworth Road Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4.6 That the Planning 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.
- 4.7 That, if by within 3 months of the planning committee meeting date, the legal agreement has not been completed, the Director of Planning and Strategic Transport has delegated authority to refuse planning permission.

5 PROPOSAL AND LOCATION DETAILS

Proposal



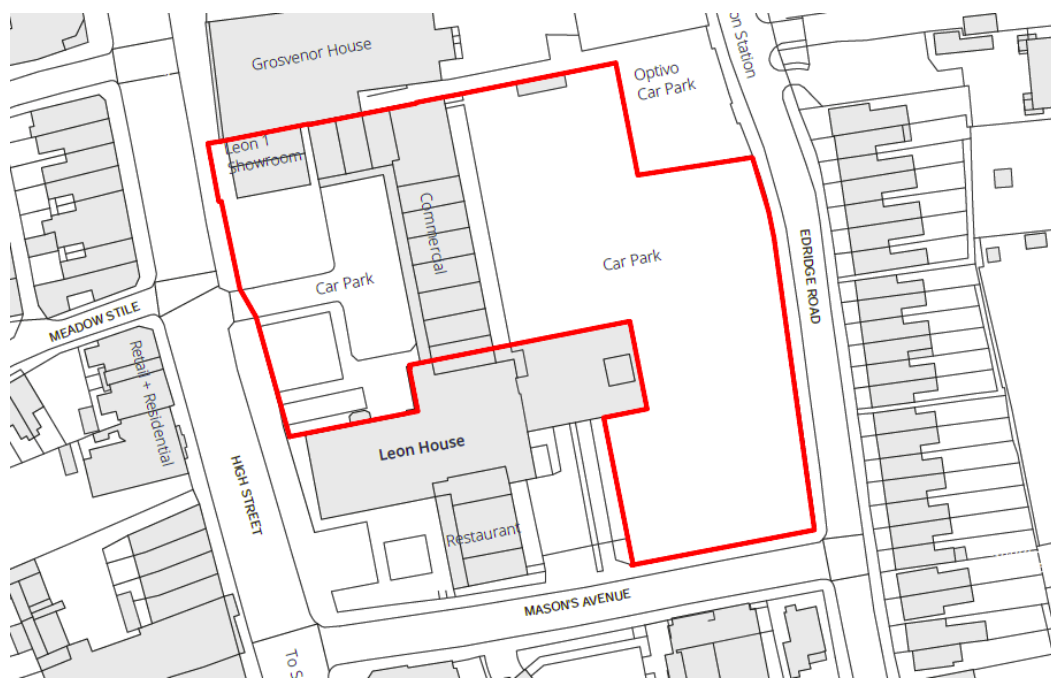
Proposed Site Plan

- 5.1 A mixed use development is proposed on the land to the north and east of Leon House, at 233 High Street, Croydon. On the west side of the site, a 31 storey mixed use tower is proposed (Block A), with a 2-storey podium facing High Street, and a 2 storey row of commercial units facing a new public square. A 20 storey residential building is proposed to the north of the site (Block B), and a 6 storey block (Block C) is proposed east of Leon House as shown in the proposed site plan. The residential units would be arranged around communal gardens.
- 5.2 357 residential units are proposed in total, of which 98 units would be affordable housing (30% by habitable room). 65% of the affordable housing would be intermediate (e.g. shared ownership), and 35% would be London Affordable Rent.

- 5.3 The proposed buildings would be related in design to the grid-like facades of Leon House, using a palette of brick to result in a modern, contextual appearance. The site is suitable for tall buildings, but the proposal would have impacts on the settings of the nearby heritage assets, as considered below in this report.
- 5.4 The development would be car-free except for blue badge spaces, with cycle and bin storage provided on-site. There would be 22 blue badge parking spaces on-site, with a loading bay and car club bays on Edridge Road.
- 5.5 The proposal has been amended since it was originally submitted, with the removal of 2no. 1-bedroom residential units (in Blocks B and C) and changes to adjacent units, which resulted in improved entrances and more family sized homes; improvements to the façade designs, and additional cycle parking and blue badge parking spaces.

Site and Surroundings

- 5.6 Leon House is a 21 storey former office building on High Street, recently converted for residential use. Although the site’s address is “Leon House”, the site comprises the parking area and 1,922 sqm (GIA) of commercial (office and retail) floorspace attached to Leon House. The site’s area is 0.66ha.



Location Plan

- 5.7 The site is in the Croydon Opportunity Area and the Croydon Metropolitan Centre, and to the south of the Town Centre’s Main Retail Frontage. It is allocated for residential use by the Croydon Local Plan 2018 (“Local Plan”).
- 5.8 The site’s Public Transport Accessibility Level (PTAL) is 6a and 6b.
- 5.9 The site slopes steeply, with a level change of approximately 7m or 2 storeys rising up to Edridge Road, and frontages on High Street, Masons Avenue, and Edridge Road.
- 5.10 The site is within Flood Zone 1 and there is potential for groundwater at the surface.

- 5.11 The whole borough is an Air Quality Management Area (AQMA).
- 5.12 The surrounding area is very mixed in character. To the north along High Street is the southern end of the Town Centre's Main Retail Frontage, and further to the south is the Restaurant Quarter on South End. Edridge Road (to the east) is a quieter residential street, with a mix of modest 2-storey houses and larger buildings.
- 5.13 The site is in an Archaeological Priority Area (APA). It is not in a Conservation Area and there are no heritage assets on the site, nor directly adjoining.
- 5.14 Chatsworth Road Conservation Area lies approximately 100m east of the Site and the Laud Street Local Heritage Area lies approximately 60m west, beyond the west side of the High Street.
- 5.15 The nearest listed building is Wrencote House (Grade II*), 50m north on High Street. Tall buildings on the site would potentially be visible from the setting of a number of heritage assets, including St. Andrew's Church (Grade II), Whitgift Hospital (Almshouses) on North End (Grade I) and Croydon Minster (Grade I).
- 5.16 The adjacent site at 4-20 Edridge Road is also allocated for residential development, and is currently subject to a planning application (see para 5.20).

Planning History

Leon House

- 5.17 Leon House was recently converted (predominantly from offices) to residential use with the following planning history:
- Prior approval **granted** for use of floors 1-7 and 9-20 as 249 flats (applications 15/02926/GDPO, 15/02927/GDPO, and 15/02928/GDPO).
 - Planning permission **granted** for external alterations (including replacement/additional glazing, of new entrances, communal roof terrace, landscaping and associated works) (applications 16/01467/P and 16/06157/FUL)
 - Planning permission **granted** for alterations and use of floor 8 as 9 residential units (application 16/01467/P)
 - Planning permission **granted** for change of use of the eighth floor of Leon House from Class D1 use to 14 no. residential units (17/04817/FUL)

Bauhaus / Centrillion Point, Mason's Avenue

- 5.18 04/03575 "Alterations and erection of extensions to provide a community/retail unit on part of ground floor, 100 two bedroom, 78 one bedroom, 6 three bedroom flats in the remainder of building and erection of 5 two bedroom mews houses; formation of vehicular access and provision of associated parking." **Approved** 29 Sep 2005 and implemented.

Impact House, 2 Edridge Road

- 5.19 Impact House is currently being converted to residential units, following applications 16/04750/FUL, 16/02182/P and 15/02723/GPDO which were **granted** for change of use from offices to residential units, and external alterations.

4-20 Edridge Road

- 5.20 18/06069/FUL “The erection of a part 35 storey, part 11 storey and part single storey building providing 242 residential units (Use Class C3); ancillary residents’ gym; communal roof terraces and amenity spaces; new vehicular access; car parking; cycle parking; waste storage, and associated works.” **Pending Consideration.**

6 **CONSULTATION RESPONSES**

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

- 6.2 The following were consulted regarding the application:

Mayor of London (GLA) (Statutory Consultee)

- 6.3 The GLA (referred due to the proposal being more than 30m high, including more than 150 flats, and having a total floorspace of more than 15,000 square metres) made the following comments:

- The principle of the development is strongly supported, and whilst the proposal is broadly supported in strategic planning terms, resolution of detailed matters is required for the proposal to comply with the London Plan and the draft London Plan.
- The viability information should be robustly scrutinised to ensure the maximisation of affordable housing delivery. Early and late stage review mechanisms are required. (OFFICER COMMENT: The financial viability information has been independently scrutinised, as explained in the AFFORDABLE HOUSING section of this report, and review mechanisms are required by the s.106 agreement.)
- The proposal will result in less than substantial harm to the surrounding heritage assets, which is outweighed by its public benefits. Further details on the public realm, residential amenity spaces and waste storage should be provided. (OFFICER COMMENT: The impacts on heritage assets are considered in full in the HERITAGE IMPACTS section of this report. Details of landscaping and waste are required by planning conditions)
- Further information is required to ensure compliance with the London Plan’s requirements on sustainability and surface water drainage. (OFFICER COMMENT: Further information has been provided on the proposal’s energy strategy have been provided, complying with the London Plan and Local Plan requirements and prioritising connection to the forthcoming energy network. Sustainable drainage measures have also been incorporated, with reductions in surface water run-off.)

- Further transport measures and cycle parking are required. A contribution towards public transport infrastructure is required. (OFFICER COMMENT: The amount of cycle parking has been increased to comply with the draft New London Plan, and a financial contribution is required as a s.106 contribution.)

Historic England (Statutory Consultee)

- 6.4 The proposal will have a range of impacts on the historic environment. Whilst detailed comments are not made on the full range of impacts, the proposals will encroach on views of the Grade I listed Croydon Minster from Rectory Grove causing less than substantial harm to the significance of the Minster, which must be taken into consideration as part of the overall planning balance. (OFFICER COMMENT: The impacts on heritage assets are considered in full in the HERITAGE IMPACTS section of this report)

Greater London Archaeology Advisory Service (GLAAS)

- 6.5 The planning application lies in an area of archaeological interest. No objection subject to a condition. (OFFICER COMMENT: A condition is recommended)

Transport for London (TFL) (Statutory Consultee)

- 6.6 In general, the proposal is supported subject to sustainable transport measures being secured. Concerns were raised about informal pedestrian crossing activity at the junction between Edridge Road and the A232, which was highlighted as a potential safety concern; minor concerns about cycle routes in the vicinity were raised, which could be addressed through off-site works; increased cycle parking was requested; and a sustainable transport contribution is proposed. (OFFICER COMMENT: S.106 obligations and planning conditions are recommended to secure TFL's requirements. The amount of cycle parking proposed was increased to comply with the draft New London Plan. The transport impacts are further considered in the TRANSPORT, PARKING AND HIGHWAYS section of this report.)

Local Lead Flood Authority (LLFA) (Statutory Consultee)

- 6.7 No objection subject to a pre-commencement condition requiring detailed design drawings, agreement with Thames Water, and maintenance details (OFFICER COMMENT: A condition is recommended)

Designing Out Crime Officer

- 6.8 No objection subject to Secured by Design accreditation (OFFICER COMMENT: A condition is recommended)

Thames Water

- 6.9 No objection. Informatives recommended (OFFICER COMMENT: The recommendation includes the Thames Water informatives)

7 LOCAL REPRESENTATION

- 7.1 The application has been publicised by six site notices, a local press notice, and letters to neighbours. The number of representations received from neighbours,

local groups etc. in response to notification and publicity of the application were as follows:

- 7.2 No of individual responses: 19 Objecting: 19 Supporting: 0
- 7.3 All of the representations were from neighbours who have moved into the recently converted Leon House, adjacent to the site.
- 7.4 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
Principle of Development	
The development is unnecessary when not all of the flats in Leon House have sold. There is enough development in Croydon.	The site is allocated for residential development by the Croydon Local Plan, and will support the delivery of housing, in particular family sized and affordable homes in a sustainable location which is well served by local facilities and transport.
Scale and massing	
The buildings would be too tall and will make the area unattractive.	The site is located in an area suitable for tall buildings. The proposal in terms of scale, massing and external appearance creates an acceptable transition in scale between taller buildings to the north and lower scale residential development to the south.
Daylight and sunlight	
The proposed buildings will overlook Leon House and result in loss of daylight and sunlight	Blocks A and B would be to the north of Leon House and would not harm sunlight to Leon House. A sunlight and daylight assessment was submitted which demonstrates acceptable impacts on Leon House. The proposed windows would be further from the directly opposite windows than the minimum 18m guidance in the London Housing SPG, thereby limiting loss of privacy to acceptable levels.
Noise	
The building works will be noisy and affect residents at Leon House.	The building works will be temporary, and subject to conditions to limit inconvenience to neighbours and the highway network.
Noise from the proposed green space will affect residents at Leon House.	The proposed green space is an outdoor space for residential use, with noise levels commensurate with a park or garden. The noise impact is considered acceptable.

Non-material issues	
The development will harm views of central London from the roof terrace at Leon House	The view from the roof terrace is not a designated view, and is not a material planning consideration. In any case, views will still be available from the roof terrace (to the north between blocks A and B, and unrestricted to the south).

8 RELEVANT PLANNING POLICIES AND GUIDANCE

8.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan and any other material considerations. Details of the relevant policies and guidance notes are attached in Appendix 1.

National Guidance

8.2 The National Planning Policy Framework 2019 (NPPF) and online Planning Practice Guidance (PPG) are material considerations which set out the Government's priorities for planning and a presumption in favour of sustainable development.

8.3 The following NPPF key issues are relevant to this case:

- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the historic environment

Development Plan

8.4 The Development Plan comprises the London Plan 2016 ("London Plan"), the Croydon Local Plan 2018 ("Local Plan"), and the South London Waste Plan 2012.

8.5 A replacement draft New London Plan has been subject to public consultation and Examination in Public. The draft New London Plan is not part of the Development Plan but it is a material consideration.

8.6 The relevant Development Plan policies are listed in Appendix 1.

Supplementary Planning Guidance (SPG) / Document (SPD)

8.7 The relevant SPGs and/or SPDs are listed in Appendix 1.

9 MATERIAL PLANNING CONSIDERATIONS

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

- Principle of development
- Affordable housing
- Housing tenure, types and quality
- Character and appearance
- Heritage
- Impacts on neighbours
- Impacts on the surrounding environment
- Transport, parking and highways
- Sustainable design

Principle of development

- 9.2 The Local Plan supports the delivery of new homes across the borough, and identifies that at least 10,760 additional homes will be delivered on allocated sites in the Croydon Opportunity Area by 2036. The site is allocated by the Local Plan (Site Allocations 190 and 195) for new housing, indicatively for 82 to 307 units (including the conversion of Leon House, which has already taken place).
- 9.3 The site is within the Croydon Opportunity Area (“Opportunity Area”). The Opportunity Area Planning Framework (2013) encourages new homes, the revival of the high street, and improved streets and amenity spaces.
- 9.4 The site is also within Croydon Metropolitan Centre, where Local Plan Policy SP3.10 sets out a flexible approach to office, housing and retail uses.
- 9.5 Local Plan Policy SP4.5 encourages tall buildings in the Opportunity Area, subject to compliance with the Local Plan’s detailed policies and the Opportunity Area Planning Framework, which supports tall buildings on the site in principle subject to good design and any negative impacts being limited.
- 9.6 The site has good access to public transport, local shops and services within the town centre, and is therefore well placed for high density residential-led development.
- 9.7 The proposal is for three residential-led buildings of 6 to 31 storeys high, providing 357 residential units. In addition to new homes, the proposed development would replace the existing retail and business units on the site with 1,202 sqm flexible commercial floorspace (A1-A5 uses). As a result, the existing retail floorspace would be re-provided by the scheme, and there would be a loss of 720 sqm of B1(a) floorspace. The new commercial units would be located around a new public square facing the high street, which would accord with the revival of the high street and amenity spaces advocated by the Opportunity Area Planning Framework. The overall loss of B1(a) floorspace and provision of replacement retail units complies with Local Plan Policy SP3.10.
- 9.8 Local Plan Policy DM4.2 seeks to avoid overconcentration of hot food takeaways by preventing two or more adjoining units at ground floor; a planning condition is recommended limiting hot food takeaway use to one unit.

- 9.9 Local Plan Policy DM4.3 requires mixed use proposals outside of Main and Secondary Retail Frontages, but within centres, to either demonstrate that a specific end user will be occupying the ground floor unit upon completion; or provide a free fitting out of all ground floor units for the eventual end occupier to ensure that the unit is capable of occupation. A planning condition is recommended requiring details of fit-out for units which are not occupied on completion, in order to comply with Policy DM4.3.
- 9.10 The erection of a high density residential-led development, including tall buildings and a flexible mix of town centre uses at ground level is acceptable in principle, subject to compliance with the other Local Plan policies.

Affordable Housing

- 9.11 The Local Plan requires the Council to seek a minimum of 30% affordable housing, but negotiate to achieve up to 50% affordable housing (subject to viability), and seek a 60:40 split between affordable rented homes and intermediate homes.
- 9.12 At pre-application stage, the Planning Committee were presented with two potential options, which had been viability tested and independently scrutinised. A lower scheme was presented, providing 294 units of which 16.8% could be affordable housing (60% rent and 40% intermediate). The Committee expressed a preference for the taller option with 372 units of which 21.5% could be affordable (60% rent and 40% intermediate).
- 9.13 Since then, officers negotiated amendments to the scheme, including reduced heritage impacts and an increase in the size of Block C (informed by the daylight and sunlight impacts considered later in this report), to maximise the amount of affordable rent units. Those amendments have also resulted in a significant increase in affordable housing to 30% (by habitable room) or 98 units, of which 64 would be intermediate homes and 34 would be London Affordable Rent (a low cost form of affordable rent, supported by the Mayor of London).
- 9.14 The tenure split is informed by the sizes of the buildings, with Block C being 100% affordable rent, and the remainder of the affordable housing provided as intermediate units within Block B. The result would be a well-planned mix of housing tenures.
- 9.15 The application was subject to a viability appraisal at pre-application and application stage, which were scrutinised independently by Gerald Eve for the Council. The results of the viability appraisal is that there would be a viability deficit, and it would not be viable to provide an increased amount of affordable housing.
- 9.16 The Mayor of London's Affordable Housing and Viability SPG states that where developments meet or exceed 35% affordable housing without public subsidy (subject to the tenure mix being to the satisfaction of both the LPA and GLA), such schemes can follow the 'fast track route', whereby they are not required to submit viability information and will only be subject to an early viability review. Public subsidy is available for developments providing at least 35% affordable housing, with the amount of subsidy significantly increased for development with more than 40% affordable housing. The development was tested to determine whether the public subsidy would improve viability, but due to the significant viability deficit, increased affordable housing (even with grant funding) was found to be unviable.

- 9.17 The proposed affordable housing is therefore accepted as no additional affordable housing could be viably provided, with early stage and late stage review mechanisms recommended in the s.106 agreement to capture any changes (for example, increases in house prices) which may result in increased affordable housing provision.

Housing Tenure, Types and Quality

Housing Mix

- 9.18 Policy DM1 requires appropriate housing choice for sustainable communities and within central areas of high public transport accessibility, states that at least 20% of units should have three or more bedrooms, although some of those homes can be provided as 2 bedroom 4 person homes during the first three years of the Local Plan subject to viability. The strategic borough wide target is 30% 3-bedroom units.
- 9.19 As outlined by the table below, 7% of units would have 3+ bedrooms. The viability appraisal demonstrates that a reduction in units to facilitate an increase in the proportion of 3 bedroom homes would not be financially viable and given that 53.8% of the units would accommodate 4 or more people, the proposal would exceed the requirement of Policy DM1. Furthermore, 38.2% of the London Affordable Rent units in Block C would have 3 or more bedrooms in line with the priority needs for family sized homes and affordable rent units.

1 bedroom (1 person)	1 bedroom (2 person)	2 bedroom (3 person)	2 bedroom (4 person)	3 bedroom (4+ person)	4 bedroom (5+ person)
4	152	9	167	24	1
1.1%	42.6%	2.5%	46.7%	6.7%	0.3%

Housing Density

- 9.20 London Plan Policy 3.2 states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Table 3.2 sets out an indicative 650–1,100 habitable rooms per hectare for sites in central settings with high Public Transport Accessibility Levels.
- 9.21 The proposed density is 1,433 habitable rooms per hectare (excluding Leon House), which exceeds the guidance range and would make efficient use of an urban site. Sites of higher densities are subject to increased scrutiny to ensure that symptoms of overdevelopment are avoided and this has been fully assessed by both Council and GLA officers, finding the scheme acceptable. See the CHARACTER AND APPEARANCE and IMPACTS ON NEIGHBOURS sections later in this report for further detail.

Quality of Accommodation

- 9.22 Policy SP2.8 of the Croydon Local Plan 2018 indicates that housing should cater for residents' changing needs over their lifetime and contribute to creating sustainable communities. Individual units should meet the standards set out in the London Housing SPG and Nationally Described Space Standards.

- 9.23 The proposed blocks would have legible and well-designed entrances, with overlooked and attractive frontages. Blocks A and B would face High Street and Edridge Road respectively, and Block B would have a generous colonnade at the ground levels, with a double height entrance space which would be clearly visible from the street. Internally, the communal spaces would have sensible layouts, generous entrances, wide corridors, and spaces for internal letterboxes. Within the taller blocks (A and B), no flat would be more than 8m from the nearest lift. All of the blocks would have no more than 7 units per corridor, and Block C (the affordable rent block) would have natural light to the corridors and staircases. There would be easy access for residents to bin stores and cycle storage, and level access to the loading bay on Edridge Road for deliveries.
- 9.24 All units would comply with the Nationally Described Space Standards, with sensible layouts, storage space and well-proportioned rooms. The majority would be dual aspect. There would be some single aspect units, which would mostly be one-bedroom flats, and all of which would be wider than they are deep thereby allowing good access to natural light. No north facing single aspect units are proposed.
- 9.25 A daylighting assessment was undertaken for a sample of the proposed units on the lower floors of the building (up to the 7th floor), demonstrating that that the majority of rooms tested (approximately 82%) would benefit from high daylight levels in accordance or in exceedance of BRE guidelines on Average Daylight Factor targets. All of the rooms tested achieve more than 50% of the BRE Average Daylight Factor targets.
- 9.26 Given the good levels of internal daylight through the development and the recognised constraints for developments such as this in achieving high internal sunlight levels, the daylight and sunlight levels afforded to future occupiers of the development would be acceptable.
- 9.27 A noise assessment was submitted, considering internal noise limits. The proposed double glazing would be sufficient to avoid unacceptable internal noise from plant or traffic, and no further mitigation is required.
- 9.28 The proposed units would also experience good levels of privacy, with all windows being at least 22.2m from the directly opposite windows, and the closest distance between facing balconies at Blocks A and B of 21.2m. Due to the positioning of the blocks, the spaces between them, and the wide layouts of the single aspect units, all units would benefit from acceptable levels of privacy and outlook.

Accessible Housing

- 9.29 The site has a substantial level change which poses potential challenges for accessibility. As a result the proposal has been designed on two levels. Block A, with its residential units and commercial units, would be at the High Street Level (Level 00), enabling completely level access to High Street, the residential units, the commercial units, and the public square.
- 9.30 Blocks B and C, and the communal garden, would be at the level of Edridge Road (Level 02), which is approximately 7m or 2 storeys higher than high street. There would again be level access from Edridge Road, throughout the communal garden and to the entrances to Blocks B and C. There would also be level access to a

second entrance at Block A, which would be visible from Edridge Road via a generous 2-storey colonnade at the base of Block B, enabling those residents level access to the communal spaces and Edridge Road.

- 9.31 All of the communal lobbies and entrances to homes would be step free with, with all of the buildings having lifts.
- 9.32 13% of the proposed units are designed to be accessible 'wheelchair user' dwellings, which exceeds the Local Plan requirement for at least 10% of new homes to comply with Building Regulation Part M4(3) (Wheelchair User Dwellings). There would be some duplex units with internal staircases (in Blocks B and C), however all units would have level entrances. Planning conditions are recommended securing compliance with Parts M4(2) and M4(3) of the Building Regulations. The site offers level access routes to wheelchair accessible public transport (including buses, trams and trains), therefore wheelchair users would not be wholly car dependent. Twenty accessible parking spaces are proposed at level 01, which will be allocated to future occupiers who are blue badge permit holders.

Outdoor Amenity Space and Playspace

- 9.33 All units are required to have access to private and communal amenity space which meets the requirements of the London Housing SPG in terms of size.
- 9.34 In Block A, all units up to 26th floor would have a private terrace, balcony or winter garden. At the 27th to 30th floors, two units on each floor would have no separate outdoor space. Those units would be 2 bedroom 4 person flats, and at 89sqm they would each provide 19sqm of additional internal space instead of private outdoor space (in excess of the minimum floorspace requirement of 70sqm). Those units would be dual aspect with almost fully glazed elevations, allowing extensive views over London, and providing very high levels of daylight and internal amenity.
- 9.35 In Blocks B and C, all units would have a private garden, roof terrace or balcony.
- 9.36 A substantial amount of communal amenity space is also proposed, arranged as a 3,618 sqm communal landscaped garden (just over 10sqm per home), in addition to 482 sqm of additional pedestrian areas, and a 780 sqm public square adjacent to High Street. 1,149 sqm of play space is proposed within the communal garden, in accordance with the Mayor of London's Play and Informal Recreation SPG.
- 9.37 The amenity spaces would face east and west, and therefore various areas will receive direct sunlight throughout the day. A sunlight test was carried out for those spaces. At least 2 hours of sunlight is likely to be achieved on 98.8% of the public square on 21st June each year, and 40.5% on 21st March (with the sunniest area outside the proposed commercial units, and therefore suitable for outdoor seating). The communal garden was also tested, and at least 2 hours of sunlight is likely to be achieved on 94% of its area on 21st June each year, and 57.4% on 21st March. In addition to being attractively landscaped, the communal spaces will therefore also benefit from direct sunlight.

Housing Tenure, Types and Quality Summary

- 9.38 Overall, the proposed development would provide well-designed homes which would offer a sense of arrival and place of retreat, in line with the aspirations of the London Housing SPG. The homes themselves would offer each resident a

combination of good outlook, privacy, sunlight and daylight, internal spaces (with over-sized units in some cases), private amenity spaces, and sensible internal layouts. There would also be well-designed communal landscaped gardens and playspace. Overall, the proposed units would all offer an acceptable standard of accommodation.

Character and Appearance

Layout

- 9.39 The site slopes dramatically, with a level change of 7m from east to west and includes a partially underground car park (which formerly served the offices at Leon House). To address the site's topography and constraints, the proposed is broadly arranged in two parts; mixed use "public facing" buildings on the lower part of the site facing High Street; and residential buildings and communal gardens on the upper part of the site adjacent to Edridge Road.



Proposed Section through level change

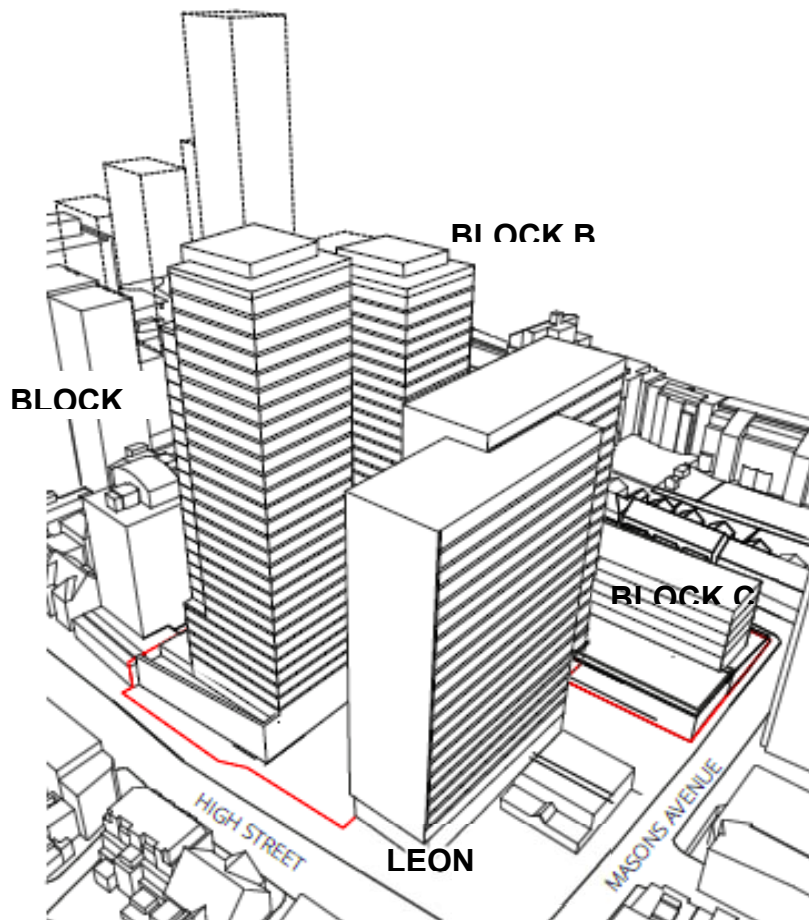
- 9.40 Block A would be a 31 storey mixed use tower, set back from High Street behind a 2 storey podium. At ground level there would be new flexible commercial units with active frontages facing High Street, and a residential entrance for the homes above. Block A would be attached to the existing (partially underground) car park, which would be wrapped with a two storey frontage incorporating two commercial units. Those units would face a new 780 sqm pedestrianised public square, giving it an active frontage. The northern side of the square, which would receive the most sunlight, would be adjacent to the commercial units and would be suitable for outdoor seating, and the more sheltered southern side would continue to provide access for Leon House which provides natural surveillance.
- 9.41 The residential units at Block A would be primarily served by a new entrance onto High Street. There would be a second entrance at second floor giving access to the communal amenity space (which is at the same ground level as Edridge Road).
- 9.42 The entrances to Blocks B and C would be also located at the upper level of the site. Block B would be a 20 storey tower, and Block C would be a 6 storey building.
- 9.43 Block B would be located centrally within the site, with a double storey colonnade entrance providing good visibility and legibility when approached from Edridge Road. The colonnade entrance would assist with providing an active frontage to the building, and the residential units at ground floor would be duplex units with gardens on the west elevation to provide their residents with good levels of privacy.

- 9.44 Block C would be located parallel to Edridge Road, behind front gardens. Again, all of the ground floor units would be duplex with private garden spaces. There would be a communal entrance to the upper floors, which would face Edridge Road and provide a welcoming and well-designed entrance.
- 9.45 Between Block B (to the north of the site), and Leon House and Block C (to the south), there would be a long east-to-west communal garden, offering long views towards High Street. The communal gardens would provide various spaces, including a large well overlooked central space, and smaller spaces behind the buildings, which would be less public but still overlooked by residential windows.
- 9.46 Overall, the site layout would relate well to the street layout on High Street, introducing a new public square and good opportunities for passive surveillance. The communal gardens would provide generous spaces between the existing and proposed buildings, and the development's layout would relate well to the public facing frontages on the busy High Street, and the quieter residential environment on Edridge Road. The layout would providing a high quality environment whilst maximising the delivery of housing on the site.

Height, Scale and Massing

- 9.47 The site is in the 'Edge Area' of the Croydon Opportunity Area, where Local Plan Policy DM38 allows tall buildings as long as negative impacts on sensitive locations are limited, and they are of high quality form, height, and design.
- 9.48 The surrounding buildings vary wildly in height, from the two storey buildings on Edridge Road (to the rear), to the 21 storey Leon House. Planning permission has been granted for buildings up to 35 storeys at the former Taberner House site, and 25 storeys at Wandle Road Car Park (which are both under construction).
- 9.49 The site is described in the Croydon Opportunity Area Framework as part of a cluster of tall buildings around the Croydon Flyover. Officers and the Place Review Panel are of the view that the Croydon Flyover presents a natural delineation between higher density development to the north and lower densities to the south, and the proposed heights are lower than the Taberner House development to reflect a transition.
- 9.50 In order to respond to the site's context, a stepped approach to the distribution of massing is proposed.
- 9.51 To the north of the site, two point blocks (A and B) are proposed, along with a mansion block style building (Block C) at the south east corner of the site.
- 9.52 Block A would be a 31 storey building, with a 2 storey podium facing High Street.
- 9.53 Block B would be 20 storeys, and therefore a similar height to the 21 storey Leon House. Block B would be set back from Edridge Road by 25-28m, and in several surrounding views would be substantially obscured by Leon House and Block A. It would be very visible in views from the north along Edridge Road, although future development on Edridge Road (at 4-20 Edridge Road, and the Grosvenor House car park) may reduce the visibility of Block B from the nearby streets.

- 9.54 Block C would be 5-6 storeys high and located on the corner of Mason's Avenue and Edridge Road. Its massing would mediate between the 2 storey buildings to the east and the 21 storey Leon House to the west.



Massing of the proposed blocks

- 9.55 The 2 storey podium facing High Street would reflect the massing of the 2-storey buildings to the north, to transition well between the human scale development at ground level, and the overall height. The podium would wrap around the new public square, giving a consistent and well-designed frontage, and neatly addressing the level change across the site.
- 9.56 Blocks A and B would be differentiated in height by approximately 9 storeys (taking the site's 2-storey level change into account), which would allow Block A to read as a focal point (appropriate to its mix of commercial and residential uses, and public facing High Street setting). The lower height of Block B would reflect the aspiration to balance intensification with a transition to lower heights. It would also result in an appropriately scaled residential environment surrounding the central communal gardens.
- 9.57 The point block typology used for Blocks A and B would result in a high density development whilst allowing for generous amenity space at ground level, and providing sufficient "breathing space" between buildings to avoid visual coalescence and offer residents good access to daylight, sunlight and outlook.
- 9.58 To the south of the site are a 2-storey house on Mason's Avenue, adjacent to the 13 storey Centrillion Point. Block C would be located to the east of Leon House, and

at 5-6 storeys it would sensitively mediate between the various scales and designs of buildings around it. In particular, the 2-storey maisonettes on the lower floors would reflect the scale of the two storey houses opposite.

- 9.59 Verified views were provided with the application, explaining the visual impact of the proposal on its wider surroundings. The verified views were provided for both the existing skyline, and including developments which have been approved or are under consideration. The difference in height between Blocks A and B would successfully avoid visual coalescence, and the taller nature of Block A would avoid a squat appearance (when viewed alongside Leon House and Block B). The arrangement of buildings across the site would also allow some “breathing space” between the development and the proposal at 4-20 Edridge Road, resulting in a coherent and varied skyline which steps down from the central area of the Croydon Opportunity Area to the lower density development in the south. As a result, the proposal would contribute positively to Croydon’s skyline.
- 9.60 There is a designated view of the Croydon Town Hall Clock Tower along North End, which looks towards the site. The proposal would not be harmful to the designated view.
- 9.61 The heights of the buildings were also informed by the heritage impacts (discussed further in the HERITAGE section of this report). In terms of the townscape and public realm impacts, the proposed height, scale and massing would successfully introduce a high density residential development to the site, contributing positively to the overall skyline and respecting the site’s varied surroundings.

Articulation, Materials and Detailing

- 9.62 The site is heavily dominated by the appearance of Leon House, which is a large monolithic block, with attractive and well-articulated detailing but a poor relationship to its surroundings. As the buildings would be on the same site as Leon House, they would be closely related, and their detailed design is influenced by the positive aspects of Leon House whilst seeking to improve upon the relationship with the pedestrian environment. The architectural language of the buildings is informed by the simple, grid-like design of Leon House, but with a particular focus on the building entrances and pedestrian environment.
- 9.63 The detailed design of the buildings and architectural approach is led by the use of brick as a high quality and attractive material which is the predominant building material on the surrounding streets.
- 9.64 The 2 storey plinth of Block A and the attached commercial units reflects the scale of the lower buildings on High Street and Edridge Road. The lower floors of Block A would use contrasting brick to frame large square shopfront openings, providing an active frontage onto the new pedestrian square and establishing a clearly expressed pedestrian scale “base” to the building.
- 9.65 Block A would be stepped in at 7th floor level to give it a slender appearance, with further steps higher up. There would be a mix of recessed and projecting balconies, with one vertical drop of projecting balconies on each of the “public facing” west and south elevations, and most of the balconies on the high street elevation being recessed resulting in a tidy appearance. There would be further projecting balconies on the east elevation, facing Block B, and none on the north elevation. The top 5

storeys and the roof overrun would be treated in glass curtain walling on the north elevation, with recessed panels vertically linking the windows on the top 4 floors to create a well-articulated and elegant top to the building.



Block A, with 2 storey plinth and public square



Block B with contrasting 2-storey colonnade entrance

- 9.66 The design language of the expressed 2-storey base would be carried through to Blocks B. The lowest two storeys would use contrasting brick, and to enliven the residential frontage (and provide an attractive route through the site towards Block A) a double height colonnade is proposed. Block B would have simpler elevations, as a wholly residential block with no street frontage. There would be projecting balconies on the west, south and east elevations, and recessed panels would vertically link the windows on the top 4 floors, echoing the detailing of Block A.
- 9.67 Block C would be a mansion block style building, with 2 storey maisonettes on the lower floors and flats above. Again, the lower two storeys would be treated in contrasting brick with the entrances to the maisonettes providing active frontages and front gardens, reflecting the residential scale and character of the houses on Edridge Road. There would be windows on all elevations, with a mixture of inset and projecting balconies enlivening the elevations. The top storey would be

recessed to allow daylight and sunlight penetration to the houses opposite, and resulting in a simply articulated form, again with a “top, middle and bottom” reflecting the design approach to the other blocks albeit within a different typology.



Block C (with Block B and Leon House in the background)

- 9.68 The buildings would be simply articulated, with deep window reveals and recessed brick panels providing visual interest whilst responding well to the grid like design of Leon House. Particular attention has been paid to the tops of the buildings (most visible in longer views) and their bases (which have the greatest impact on the pedestrian experience). In order to ensure that the proposed openings and the details of their reveals, including depth, headers and sills, provide sufficiently rich modelling and texture to the buildings’ facades, a condition is recommended securing further design detailing.
- 9.69 The palette of bricks proposed is a mixture of buff, red and brown bricks, which would introduce warmth and contrast, whilst complementing the muted grey concrete of Leon House. In particular, in longer views, the contrast between the reddish brown brick at Block B, and the buff brick at Block A will avoid visual coalescence, and will maintain the prominence of Block A as the public facing, taller building, and allow Block B to read as a darker, background building. The development under construction at Wandle Road car park is a red brick tower, and in order to contribute to a consistent and co-ordinated palette of materials across the skyline, a more muted or variegated red brick is appropriate for Block B. Given the simple nature of the elevations, the texture, tone, bond and mortar used will be key to achieving successful high quality design (similar to how the varied tones and

textures of the concrete at Leon House contribute significantly to its architectural merit) . The exact materials and detailing are therefore recommended to be secured by planning conditions, including sample panels and detailed drawings.

- 9.70 The articulation, materials and detailing of the proposed buildings would successfully mediate between the varied heights and typologies of the surrounding buildings. The balance of consistent design features running through the blocks (including the design approach to the 2 storey “base” of each building, the proportions of the openings, and the shared materials) would allow each building its own identity whilst introducing a “family” of buildings as part of a coherent residential environment.
- 9.71 The buildings include varied balcony types, with recessed balconies, winter gardens and projecting balconies. A balcony study was submitted with the application, demonstrating how variations across the balcony types, with railings of varied density and depth across the buildings will provide visual interest, movement and a degree of privacy to the proposed balconies and railings. There would also be metalwork at ground level, with entrance doors and discreetly positioned gates and entrances to bin, cycle and service areas. To ensure a well-designed environment with robust and easily maintained materials, a condition is recommended to secure design details (including physical models and/or samples where appropriate).
- 9.72 Subject to the recommended conditions, the proposed buildings would result in a high quality design which contributes positively to the skyline and surrounding townscape, provides a set of high quality environments, reflects the materiality and richness of detailing within its local context, and successfully balance intensification with high quality active frontages and pedestrian design features. The development would therefore result in a high quality environment which contribute positively to the character and appearance of its setting.

Designing Out Crime

- 9.73 The proposal was considered by the Metropolitan Police Service’s Designing Out Crime Officer who advised that the site is in a high crime area, and identified potential concerns which will require additional detail to be provided (for example, CCTV, and compartmentalisation of cycle storage spaces), which could be addressed through planning conditions. In order to ensure a safe, inclusive and accessible development where crime and disorder, and the fear of crime, do not undermine the quality of life, Secured by Design accreditation is recommended to be secured by a planning condition.

Public Realm and Landscaping

- 9.74 The proposed development includes two substantial areas of public realm. The proposed public square adjacent to High Street would be a new public space surrounded by commercial units. The space would be landscaped with paving, planting and trees, and would receive good levels of sunlight; in particular in the late afternoon from the west.



Landscaping layout, with public square at lower level, and gardens at upper level

- 9.75 The communal gardens at the upper level would introduce several new trees, and would be separated into different areas. The large central area would allow views through the site, and would be soft landscaped with paths, seating areas and planting. To the rear of Block C there would be a more formal play area, and to the north of Block A would be a smaller residents' garden. The communal gardens and new trees would enhance the setting of the buildings and the appearance of the public realm when viewed from Edridge Road and High Street.
- 9.76 Transport for London raised concerns about the potential visual impact of parking on Edridge Road. As the proposal would result in an improvement to the appearance of Edridge Road, including substantial landscaping, and front gardens to the maisonettes at Block C, officers are of the view that the overall impact would be an improvement to the street scene on Edridge Road.
- 9.77 Provisions for further improvements to the surrounding public realm on High Street are to be included in the s.106 agreement and recommended conditions.
- 9.78 A condition is recommended to ensure that the details of the landscaping (planting species, materials, furniture, etc.) result in high quality landscape design.
- 9.79 No existing trees would be affected, but new trees and soft landscaping are proposed which would result in an improvement to biodiversity. The proposed trees would be within the site boundary and would not create a maintenance liability for the Council. The site does not have biodiversity importance, and a condition is recommended requiring biodiversity gains within the proposed development.

Public Art

- 9.80 Local Plan Policy DM14 requires the inclusion of public art, which is to be secured by a planning condition.

Heritage

- 9.81 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires (at section 66) with respect to listed buildings, that special regard is paid to the

desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess. With regard to conservation areas (at section 72), it requires special attention to be paid to the desirability of preserving or enhancing their character or appearance.

- 9.82 The NPPF places strong emphasis on the desirability of sustaining and enhancing the significance of heritage assets, and affords great weight to the asset's conservation. At paragraph 193 it states that:

“great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)... irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”

- 9.83 Any harm to a designated heritage asset, including from development within its setting requires “clear and convincing justification” (paragraph 194), with less than substantial harm weighed against the public benefits delivered by the proposed development (paragraph 196).
- 9.84 Policy DM18 of the Local Plan permits development affecting heritage assets where the significance of the asset is preserved or enhanced. Policy SP4 requires developments to respect and enhance heritage assets, and Policy DM15 permits tall buildings which relate positively to nearby heritage assets.
- 9.85 The setting of a building is usually considered to be its immediate vicinity, however it has been defined as ‘the surroundings in which a heritage asset is experienced’ (The Setting of Heritage Assets, English Heritage, 2011) and therefore can also include views of the building and its positioning within the wider townscape.
- 9.86 The site is not within a Conservation Area and there are no designated heritage assets either on or immediately adjacent to the site. However, due to its height, design and prominence, it would interact with views of a nearby heritage assets.
- 9.87 A heritage assessment was submitted with the application, which comprehensively assessed the impacts of the proposal on a full range of nearby heritage assets. The assessment was accompanied by verified views which were agreed with Council officers at pre-application stage. The proposal was considered by the Council's Conservation Officer and Historic England, who are of the view that the following heritage assets would be negatively affected.

Croydon Minster

- 9.88 The Minster is a Grade I listed building of extremely high historic interest and community value, being the medieval parish church for Croydon. It marks the historic core of the old town and has strong associations with the Archbishop of Canterbury and George Gilbert Scott who was responsible for its extensive rebuilding after a fire in the late 19th century. The Minster is prominent in its locality, and in key long views. There are two main views where the full elevation of the tower can be appreciated. One is from Rectory Grove which is a residential street laid out specifically to align with the Minster and forms an important part of the Minster' setting. The view along Rectory Grove allows the full tower elevation and an uninterrupted silhouette to be appreciated. The view is identified as a key view in the Conservation Area Appraisal and contributes to the setting of the listed building.

- 9.89 The presence of existing development (including the existing Leon House and Ryland House) and consented development (Wandle Road Car Park) within the Rectory Grove view is acknowledged. The proposed development will also be visible, and will detract from the setting of the Minster by introducing further development in close proximity to the tower in that view.
- 9.90 The heights of the proposed towers (Blocks A and B) were amended through pre-application discussion to minimise direct impacts on the silhouette of the Minster. In the Rectory Grove views, Block B (20 storeys) would appear closest to the Minster, with the taller Block A (31 storeys) further away, avoiding visual coalescence and minimising visual crowding. The proposed towers would increase in height as they step away from the Minster, and are set lower and further away than the existing Wandle Road Car Park consent.



View of Croydon Minster along Rectory Grove

- 9.91 The proposal would cause less than substantial harm to the setting of Croydon Minster.

Central Croydon Conservation Area

- 9.92 Central Croydon Conservation Area is the commercial and civic heart of Croydon. Its street layout is largely medieval in origin and it retains much of its plan form and historic fabric. Surrey Street forms an important market street with buildings from the 17th, 18th, 19th and 20th centuries. North End and the High Street form part of an historic route with Roman origins. Key views are identified along its length including a designated view of the Town Hall clock tower (Grade II listed).
- 9.93 Verified Views demonstrate that the impact of the proposal on views from North End are minimal and are not of significant concern.
- 9.94 Leon House is already visible in views along Surrey Street to the south. The proposed development will result in a much greater level of development, the scale of which is dominant in relation to the surrounding historic fabric and thus detracts from the setting of the conservation area.

- 9.95 The proposed is considered to cause less than substantial harm to the setting of the Central Croydon Conservation Area.

Wrencote

- 9.96 Wrencote is a Grade II* listed building on the High Street in close proximity to the site. Its relationship with the historic north-south route survives, however it is now largely surrounded by modern development of much greater scale which detracts from its setting.
- 9.97 The provision of a podium to Block A is welcomed to ensure a human-scale element to the streetscape which relates to the scale of Wrencote. The height of Block A at 31 storeys however is of a scale much greater the existing modern context to Wrencote and further detracts from its setting.
- 9.98 The proposed is considered to cause less than substantial harm to the setting of Wrencote.

Harm and Public Benefits

- 9.99 No direct harm to the fabric of any heritage assets would occur as a result of the proposal, however it would have a detrimental impact on the settings of three key heritage assets as set out above.
- 9.100 As well as concluding that the scheme causes “less than substantial harm”, alternatives to the scheme have been considered. At pre-application stage, the Planning Committee reviewed a lower scheme (Block A at 21 storeys and Block B at 20 storeys) which could provide a reduced amount of affordable housing. The harm caused by a taller scheme (Block A at 28 storeys and Block B at 23 storeys) was considered to be justified by the additional affordable housing. Since then, officers have worked with the developer to further increase the amount of affordable housing, and the building heights were amended to remove 3 storeys from the proposed Block B to 20 storeys and increase Block A by 3, to 31 storeys. The result is that the lower height of Block B minimises the impact on views of the Minster, with Block A still appearing lower than the approved Wandle Road Car Park scheme in the Rectory Grove views.
- 9.101 It is possible that a much smaller development (or no development) may avoid harm to heritage assets, but that would not deliver the scheme’s benefits in terms of housing, and specifically, affordable housing. Officers are of the view that the benefits of the proposal could not be achieved, without that level of harm. Those benefits, accompanied by the minimisation of the accompanying harm, offer clear and convincing justification for the harm to heritage assets identified above.
- 9.102 Having concluded that the scheme gives rise to “less than substantial harm” it is necessary to weigh that harm against the public benefits. As set out above, a reduced scheme in the various scenarios described above would be less beneficial in terms of affordable housing delivery. Therefore, the public benefits weighed against the scheme are as follows:
- the delivery of a significant quantum of housing, exceeding the site allocation and contributing positively to the borough’s housing stock; and

- a significant proportion of affordable housing, including 34 units at London Affordable Rent; and
- the opportunity to make use of land which is currently underutilised; and
- delivery of improved public realm in the form of a new public square, and publicly accessible communal gardens.

9.103 Officers are of the view that those public benefits would outweigh the harm caused to the various heritage assets. Officers are satisfied that the approach adopted by the applicant in terms of design, heritage and townscape is sound and can be supported.

9.104 The planning application lies in an area of archaeological interest. A planning condition is recommended requiring a written scheme of investigation to safeguard the archaeological interest on the site.

Impacts on Neighbours: Daylight and Sunlight Impacts

9.105 A sunlight and daylight assessment was submitted with the application. It considers the impacts of the proposed development on the adjacent residential neighbours in accordance with the 2011 Building Research Establishment (BRE) guidelines. The neighbouring residential properties facing the site were tested for daylight impacts. Those residential windows which were also within 90 degrees of south (i.e. those receiving sunlight) were also tested for sunlight impacts.

BRE Guidance: Daylight to existing buildings

9.106 The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%), known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” test.

BRE Guidance: Sunlight to existing buildings

9.107 The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

9.108 If one of the above tests is met, the dwelling is not considered to be adversely affected.

Applying the BRE Guidance

9.109 The following diagram identifies the neighbouring properties tested for sunlight and daylight.

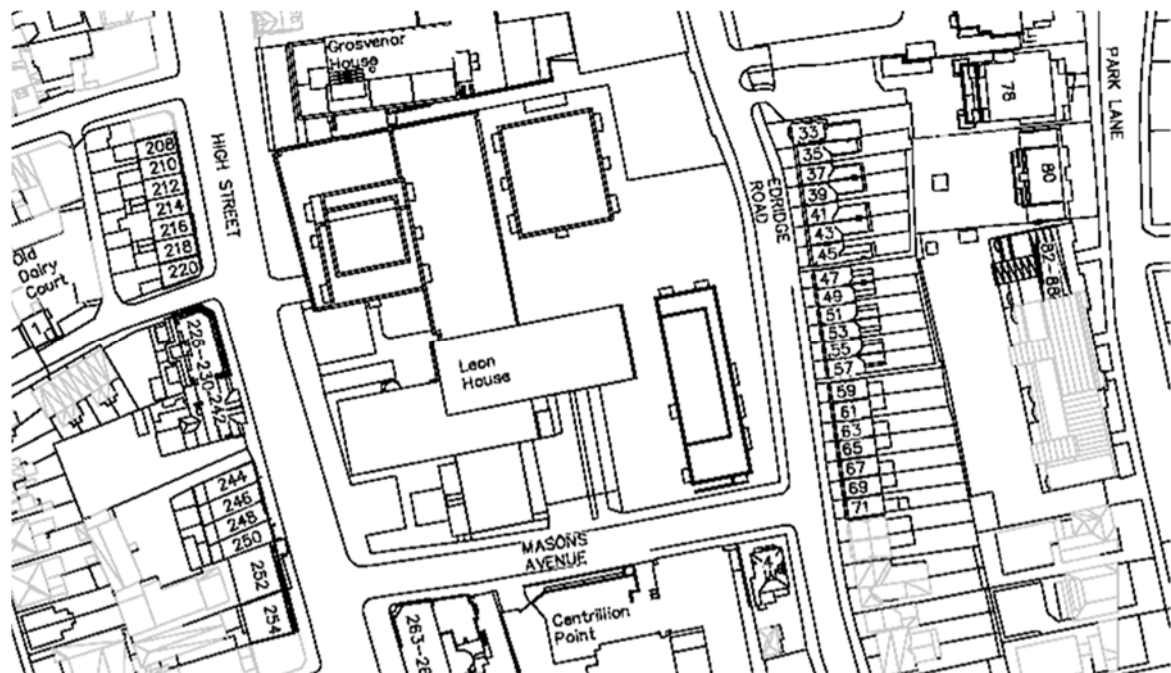


Diagram showing locations of neighbouring properties

- 9.110 The BRE guidelines state that the “planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable.”
- 9.111 Although BRE compliance would result in no adverse impact, limited impacts to neighbours may still be acceptable if they maintain acceptable living conditions overall.
- 9.112 With regard to daylight, given the site’s built up context, officers have described reductions in vertical sky component or daylight distribution which will still achieve at least 0.6 times the former value, as noticeable, but “minor” reductions in the following assessment. Officers have described reductions in sunlight hours which still achieve at least 15% of annual probable sunlight hours, or 0.6 times the former sunlight hours, as noticeable but “minor” impacts which still maintain adequate sunlight.

208-220 High Street

- 9.113 208-220 High Street is a row of similar buildings on the west side of High Street. There are commercial properties at ground floor, with residential units on the first, second and third floors above.
- 9.114 At 208-220 High Street, no rooms would be affected by loss of sunlight. 20 rooms facing the site were tested for loss of daylight. 3 of those rooms would comply with the BRE guidelines (achieving at least 0.8 times their former daylight distribution value), meaning the reduction will not be noticeable to the building’s occupants. A further 16 rooms would achieve between 0.6 and 0.8 times their former daylight distribution value which means there would be a noticeable, but minor reduction in

daylight. Given the urban context of the site, the minor nature of the daylight reductions, and that those rooms would not experience loss of sunlight, the impact on living conditions at those properties is considered acceptable. The remaining second floor room at no.220 would achieve 0.57 times its former value, which is more significant. However, that is a dual aspect room with a south east facing window providing direct sunlight (and there is a further south facing window to another room at the second floor), therefore following the development, that room would still offer acceptable living conditions.

- 9.115 The daylight and sunlight impact on the residents at 208-220 High Street would overall be limited, and would retain acceptable living conditions for residents.

1 Old Dairy Court

- 9.116 1 Old Dairy Court is a two storey home to the west of High Street. 3 potentially affected rooms were tested for daylight, none of which would experience noticeable reductions. There would also be no noticeable impact on sunlight. The development would therefore not harm daylight and sunlight at 1 Old Dairy Court.

226-230 High Street

- 9.117 226-230 High Street is a four storey building on the west side of High Street, with commercial properties at ground floor and residential units above.
- 9.118 11 out of 14 rooms tested would not experience noticeable reductions in daylight. The 3 remaining rooms would achieve between 0.71 and 0.75 times their former daylight distribution value which means there would be a noticeable, but minor reduction in daylight. There would also be no noticeable impact on sunlight. The impacts on daylight and sunlight overall at 226-230 High Street would be very minor, and would retain acceptable living conditions for residents.

244-250 High Street

- 9.119 244-250 High Street is a row of three storey buildings with commercial uses at ground floor level, and residential accommodation above.
- 9.120 3 out of 8 rooms tested would not experience noticeable reductions in daylight. The 5 remaining rooms would achieve between 0.66 and 0.79 times their former daylight distribution value which means there would be a noticeable, but minor reduction in daylight. There would also be no noticeable impact on sunlight. The impacts on daylight and sunlight overall at 244-250 High Street would therefore be minor, and acceptable living conditions for residents would be retained.

263-265 High Street

- 9.121 263-265 High Street are two storey buildings on the east side of High Street (to the south of Leon House) with commercial uses at ground floor level, and residential accommodation at first floor.
- 9.122 All of the windows and rooms tested adhere to the BRE guidelines, and as a result there would be no noticeable impact on either sunlight or daylight for existing residents.

Centrillion Point

- 9.123 Centrillion Point is 13 storey block of flats on the south side of Mason's Avenue. The lowest four floors were tested for daylight. 65 out of the 67 rooms tested would not experience noticeable reductions in daylight, with the 2 remaining rooms achieving between 0.66 and 0.79 times their former daylight distribution value, which are considered minor impacts. All of the rooms on the third and fourth floor level would adhere to the BRE guidelines, and it follows that all of the rooms on the floors above would also comply. Furthermore, there would be no noticeable impact on sunlight (as the affected rooms all face north).
- 9.124 The impacts on daylight and sunlight overall at Centrillion Point would therefore be very minor, and acceptable living conditions for residents would be retained.

Edridge Road

- 9.125 33 to 71 Edridge Road is a row of two storey residential houses on the east side of Edridge Road.
- 9.126 33-39 Edridge Road will adhere to the BRE guidelines for daylight and sunlight and therefore the residents of those houses will not be noticeably affected.
- 9.127 41-45 Edridge Road will comply with the BRE guidelines for daylight. The rear elevation rooms, and the front elevation upstairs rooms will also comply with the guidelines for sunlight, but the ground floor rooms on the front elevations will experience noticeable reductions in sunlight. Those rooms will achieve 17 to 24% of annual probable sunlight hours (against a target of 25%) and 0.61 to 0.68 times their former annual probable sunlight hours (against a target of 0.8). The reduction in sunlight is considered minor, given the site's urban location, and due to the limited impacts combined with no noticeable reductions in daylight, acceptable living conditions would be maintained.
- 9.128 The seven houses at 47-59 Edridge Road directly face the proposed (6 storey) Block C, and will therefore be more affected than their neighbours. Block C has however been deliberately designed with a set-back top storey, and significantly set back from the street, to seek to minimise the sunlight and daylight impacts to its neighbours
- 9.129 The windows on the front elevations of 47-59 Edridge Road will achieve between 0.41 and 0.6 times their former daylight distribution values, which is a significant reduction. It is noted that where rooms fall below the BRE guidelines, the existing daylight distribution levels show that the majority of rooms currently receive between 92-100% daylight, i.e. they are almost fully lit. This is uncharacteristic for an inner city location, and is because the houses are opposite a surface level car park (unlike most residential streets, where there are usually houses on both sides of the road). Significant reductions in daylight are therefore expected.
- 9.130 However, those rooms will all achieve at least 22% of annual probable sunlight hours (against a target of 25%) and 0.63 to 0.69 times their former annual probable sunlight hours (against a target of 0.8). Those reductions in sunlight are minor, especially given the site's urban location and the lack of houses opposite, and the actual amount of sunlight received would be good.

- 9.131 The rear elevation windows at 47-59 Edridge Road will be unaffected, therefore only two out of six habitable rooms at each of those houses are likely to experience noticeable reductions in daylight (but retaining good levels of sunlight).
- 9.132 The effect on living conditions at 47-59 Edridge Road is acceptable, in particular given the comparison to their existing setting opposite a surface level car park.
- 9.133 61 and 63 Edridge Road also face the proposed Block C. The front elevation windows will achieve between 0.61 and 0.74 times their former daylight distribution values, which is a minor reduction in daylight to those rooms. No.61 will comply with the BRE sunlight guidance, and the front rooms at no.63 will achieve at least 23% of annual probable sunlight hours (against a target of 25%) and 0.79 times their former annual probable sunlight hours (against a target of 0.8) which is almost BRE compliant. The impacts on 61 and 63 Edridge Road would be very minor, and would result in acceptable living conditions for their residents.
- 9.134 At 65 to 71 Edridge Road all of the rooms will adhere to the BRE guidelines for daylight and sunlight and will therefore the residents of those houses will not be noticeably affected.

74 Park Lane (Skyline Court), 78 Park Lane and 80 Park Lane and 82-88 Park Lane

- 9.135 74 Park Lane (Skyline Court), 78 Park Lane and 80 Park Lane and 82-88 Park Lane are blocks of flats located on Park Lane (to the east of Edridge Road).
- 9.136 All of the 65 rooms tested adhere to the BRE guidelines for daylight distribution. 110 out of 114 windows tested for sunlight comply with the guidance, with the remaining 4 windows achieving between 0.71 and 0.79 times their former annual probable sunlight hours (against a target of 0.8) which is a minor reduction.
- 9.137 The overall impacts on the residents at 74 Park Lane (Skyline Court), 78 Park Lane and 80 Park Lane and 82-88 Park Lane would be very minor, and would not unacceptably harm living conditions for their residents.

Leon House

- 9.138 Leon House has recently been converted to residential use (by the same developer as the current proposal), with not all units yet occupied. There are therefore no pre-existing levels of daylight to the residential units.
- 9.139 For new homes, the BRE Guidance specifies different tests, requiring that the "average daylight factor" test is used. For bedrooms, 1% of average daylight factor is required; for living rooms 1.5% is required, and for separate kitchens 2% is required. Where non-daylit kitchens are provided, they should link directly to a well daylit living room. As the converted units are open-plan (the kitchens directly link to living rooms), the kitchen areas were excluded from the calculation, and the 1.5% target was used for the living room areas.
- 9.140 The first to fourth floors were tested (as the upper floors will have better levels of daylight). All of the bedrooms achieve the average daylight factor target of 1%, and 46 of the 49 living rooms tested achieve the target of 1.5%.
- 9.141 The three other living rooms are within one-bedroom units at first and second floor, achieving 1.17%, 1.21% and 1.39% (falling short of the 1.5% target) with their

bedrooms achieving 2.76%, 2.81% and 2.43% respectively (exceeding the target of 1%). The residents at those units would therefore still have good access to daylight overall, and the impact on daylight at those units would not result in unacceptable harm to living conditions.

4-20 Edridge Road

- 9.142 4-20 Edridge Road is currently a surface car park, but it is allocated in the Local Plan for residential development. Planning application 18/06069/FUL is currently under consideration for a residential development. The developers of both sites were asked to work together when designing their proposals, to ensure good quality accommodation.
- 9.143 A façade study was carried out showing the potential impact on the proposed development at 4-20 Edridge Road.
- 9.144 The façade study for daylight results show that over 50% of the façade areas tested would achieve a Vertical Sky Component of 27% which is the BRE target. 93% of the façade areas tested will receive 15% or higher Vertical Sky Component, which means that either conventional window or larger windows will provide adequate daylight.
- 9.145 The façade study for sunlight results (for the facades within 90 degrees of south) shows that 88% of the façade areas will be able to receive 25% of Annual Probable Sunlight Hours (which is the BRE target), and 95% will receive 15% of Annual Probable Sunlight Hours or more. 20% of the façade will receive less than 2% of Winter Probable Sunlight Hours (against a target of 5%) but that area will receive good levels of annual sunlight overall.
- 9.146 It would therefore be possible for a development at 4-20 Edridge Road to be designed with windows that provide the occupants with good levels of sunlight and daylight. The developers at 4-20 Edridge Road are responsible for designing a development which provides their residents with high quality accommodation, but the assessment submitted shows that the Leon House development proposal would not prevent high quality accommodation at 4-20 Edridge Road.

Impacts on Neighbours: Outlook, Privacy, Noise and Disturbance

- 9.147 The proposed development would mostly be located on the opposite side of a road from its residential neighbours across High Street, Mason's Avenue, or Edridge Road. Views across towards those neighbouring properties are therefore available from public areas. Many of the homes at Leon House already overlook the publicly accessible car park on the site, which will be replaced by the proposed public square, and will experience similar levels of privacy. The proposed buildings would be a least 22m from the nearest directly opposite window at Leon House. The closest distance between the windows at Block A and Leon House would be 16m, but those views would be at an angle and would not result in unacceptable overlooking. The proposal would not result in unacceptable loss of privacy.



Site Plan showing distances between buildings

- 9.148 Some of the new homes at Leon House have views north towards central Croydon and London. The proposed development would retain outlook to those units, with at least 22m separation distance directly opposite each of the affected windows. Although private views are not a material planning consideration, the “point block” design of Blocks A and B will allow views between the blocks. The proposal would not result in unacceptable loss of outlook to neighbours.
- 9.149 The ground floor of Block A (adjacent to High Street) includes three flexible A1-A5 use spaces, replacing existing commercial units with new ones. These uses are likely to give rise to footfall from visitors or customers but due to the floor areas involved (which are a reduction from the existing floorspace), would not result in inappropriate disturbance to local residents. The new public square would allow opportunities for outdoor seating associated with the commercial uses. Due to the residential uses proposed on the site, a condition is recommended limiting opening hours. As a result, noise and disturbance will be limited and no more harmful than the existing commercial units and surface car park.
- 9.150 The communal gardens or “neighbourhood garden” would also be publicly accessible. The areas behind Blocks A and C would be gated at night. The other areas would be highly overlooked, with external lighting and a management strategy to be secured by planning conditions.
- 9.151 Conditions are recommended regarding control of odours from any cooking processes to avoid unacceptable noise and odour impacts on residential amenity.

- 9.152 Overall the proposal would have a significant impact on residential amenity subject to the recommended planning conditions.
- 9.153 Servicing to the proposed commercial units will be from High Street, in line with the current restrictions, and subject to Delivery and Servicing Plans which will be secured by planning conditions..

Impact on the Surrounding Environment

Microclimate

- 9.154 A wind tunnel assessment of the impact on the local microclimate has been undertaken, with the current baseline assessment showing that the windiest areas are currently at the entrance to Leon House, and to the west of Leon House. The proposed development, with the new commercial units near the entrance of Leon House, and Block C to the west, would mostly improve upon those impacts. However, there would be additional impacts as a result of the proposal.
- 9.155 Wind conditions on High Street, Edridge Road and the proposed public square and communal gardens would generally be suitable for any pedestrian activity (including sitting, building entrances, and walking). Some areas (mostly to the north of Block A and south of Leon House) would not be suitable for sitting in all weather conditions, but would be suitable for standing for short periods or walking.
- 9.156 The wind tunnel assessment showed that without wind mitigation there would be potentially uncomfortable conditions in the worst weather conditions at three locations: the main entrance to Block B; the rear entrance to Block C; and to the pavement on Mason's Avenue. Outside entrances lower wind tolerances are usually applied, because people leaving a building (with no wind internally) into even a very light wind will feel the change in conditions more than those who are already outdoors. Planted screens on-site are proposed as part of the landscaping design, which would provide wind mitigation measures in those locations. Those screens were tested in the wind tunnel and found to result in all areas of the site and adjacent pavements having suitable comfort levels for their intended purposes, even during the worst weather conditions.
- 9.157 Notwithstanding the comfort levels identified by the wind tunnel assessment, no safety concerns arose from any part of the wind testing results.

Contamination

- 9.158 The submitted contaminated land report concluded that as surrounding sites were previously in potentially contaminating uses, the site has a low/moderate risk of contamination. A ground investigation was undertaken, identifying potential risks arising from piling, which can be managed by appropriate mitigation (potentially including pipework upgrades or replacement of contaminated soil). A condition is recommended to ensure appropriate management and remediation.

Air Quality

- 9.159 The site is in an Air Quality Management Area (AQMA). The submitted air quality assessment demonstrates that the development would be air quality neutral in terms of construction and transport impacts in accordance with London Plan Policy 7.14. The site is in a busy urban location, with the potential for some of the units on

the 1st to 7th floors to increase exposure to poor air quality, and the mechanical ventilation to those units will be fitted with a filtration system to remove particulates. No further mitigation is required during the operation of the building. A contribution of £45,900 towards air quality improvements to mitigate against non-road transport emissions will be secured via the S.106 agreement, and a condition is recommended to ensure that the construction impacts on air pollution are mitigated.

Flood Risk and Sustainable Drainage

- 9.160 No objection was raised by Thames Water, although as the proposed development is located within 15m of a strategic water main, a condition is recommended requiring details of any piling to avoid harm to underground water infrastructure.
- 9.161 The Local Lead Flood Authority assessed the proposed scheme and raised no objection, subject to a condition securing detailed design (which has been recommended).
- 9.162 The Flood Risk Statement specified the proposed drainage strategy. The site is heavily constrained by the presence of the underground car park (below the proposed landscaped garden) and it is in an area at risk of groundwater flooding and a groundwater Source Protection Zone. It is suitable in principle for small areas of permeable paving which will be used. However, given the risk of groundwater flooding and to avoid oversaturation (which may result in increased flood risk and ground instability) infiltration drainage is not recommended, and a combination of drainage measures are proposed which will significantly reduce surface water run-off. Water from the buildings and upper level landscaping will be collected via porous paving and landscaping, naturally slowed and cleaned and collected in the proposed attenuation tanks. Water will then be discharged to the separated surface water sewer on High Street. Overall the surface water run-off from the site will be cleaner and reduced in volume from the existing 15.2l/s to 1.5l/s which is a significant improvement. Further to the drainage strategy, the finished floor levels will be 150mm above ground level with no bedrooms at ground level, minimising the risk from a 1 in 100 year weather event (with a climate change buffer). Subject to the recommended condition, the proposal would be acceptable in terms of drainage and flood risk

Construction Impacts

- 9.163 A Construction Environmental Management Plan is to be secured by a condition, to ensure adequate control of noise, dust and pollution from construction and demolition activities, and to minimise highway impacts during the construction phase.

Ventilation

- 9.164 Prior to any food and drink uses commencing on site, details of ventilation will be required by a planning condition.

Light Pollution

- 9.165 To avoid excessive light pollution, a condition is recommended requiring details of external lighting, including details of how it would minimise light pollution.

Transport, Parking and Highways

9.166 The site has a Public Transport Accessibility Level (PTAL) of 6a and 6b (excellent) (on a scale of 0-6b, where 6b is the most accessible). The site is well served by public transport, and the PTAL reports show it within walking distance of George Street tram stop, South Croydon station, East Croydon station (with direct trains to central London, Brighton, and two international airports) and 18 bus routes. High Street and Edridge Road are both Classified Roads, and Edridge Road joins Park Lane (the flyover) which is part of the Transport for London (TFL) Strategic Road Network.

Parking

- 9.167 Policy DM30 requires that the impacts of car parking are reduced and the Opportunity Area Planning Framework also seeks to manage a reduction in the number of parking spaces. There would be a reduction in car parking spaces overall, due to the replacement of the car park on High Street with a pedestrianised square. The existing spaces serve the retail units and do not serve a strategic function, and no objection was raised by the Council's Planning and Strategic Transport officer.
- 9.168 The site is within a Controlled Parking Zone. Following the overall reduction in parking spaces, and in light of the site's good access to public transport and the provision of car club bays, the proposed development would be car free, with residents' eligibility for parking permits restricted by the s.106 agreement.
- 9.169 No new residents or business parking is proposed, except for disabled spaces and car club spaces.
- 9.170 20 parking spaces in the existing basement would be allocated for residential disabled parking spaces, with a Car Park Management Plan relating to the allocation of spaces to be secured through a planning condition. Following the removal of the car park on High Street, the retention of 2 spaces for blue badge holders (re-using the existing crossover) was recommended by the Council's Accessibility Officer and Planning and Strategic Transport officer, enabling easy access to the proposed commercial units on High Street.
- 9.171 Up to three car club spaces are to be provided. Initially, one space will be provided on-street, with further spaces to be secured through the s.106 agreement subject to monitoring of uptake and demand through the travel plan. Given the competition for spaces on Edridge Road, and the availability of car club bays on the nearby streets (including Council spaces which are available for residents outside working hours), this approach was supported by the Council's Planning and Strategic Transport officer.
- 9.172 A condition is also recommended requiring electric charging infrastructure to be provided for the internal spaces, and the planning obligation regarding car club bays includes electric charging infrastructure.
- 9.173 No objection was raised by Transport for London or the council's Planning and Strategic Transport officer to the overall approach to parking, subject to the recommended conditions and s.106 obligations.

Cycle Parking

- 9.174 635 long stay cycle parking spaces and 10 short stay cycle parking spaces are proposed for the residential development. For the retail units, 9 long stay cycle parking spaces and 62 short stay cycle parking spaces are to be provided. Each residential block would have its own cycle storage. The cycle storage for Block C would be in Leon House, with easy access from the rear entrance door to Block C. The proposed cycle parking would comply with the current and draft New London Plan and would be acceptable.

Deliveries and Servicing

- 9.175 Delivery and Servicing are proposed to take place from the street, reflecting the existing arrangements. Servicing for the commercial units will take place from High Street (restricted to hours outside the operation of the bus lane), and a new loading bay is proposed on Edridge Road, to accommodate deliveries for the residential units at Blocks A, B and C.
- 9.176 Delivery and Servicing Plans for each commercial unit are to be secured by conditions (to be approved once the end user is known) so that delivery and servicing activities can be conducted in a safe and efficient manner whilst minimising impacts on the local environment.

Bin Storage

- 9.177 The proposal includes bin storage in the basements of Blocks A and B, and the ground floor of Leon House (adjacent to Block C), with a collection point near Edridge Road to the east of Block B and access on-site for collection by refuse vehicles. The proposed arrangements would provide sufficient capacity for food, mixed dry recycling and landfill waste, and would be accessible for easy collection (within 20m of the proposed loading bay on Edridge Road)

Sustainable Transport

- 9.178 Given that the development would be car-free, increased walking, cycling and public transport use is expected. The impact of additional development within the Croydon Opportunity Area, including the proposed development, is expected to require upgrades to existing services and therefore a sustainable transport contribution is to be secured in the s.106 agreement to mitigate the impacts of the development and secure improvements to include highway, tram or bus infrastructure.
- 9.179 Officers have identified that given the increase in footfall to and from the development, the scale of the development, and its impact on the wider townscape, upgrades to the surrounding pavements are a priority infrastructure item. Improved footways will improve the pedestrian environment and accommodate the additional expected footfall. TFL also identified potential highway safety risks arising from informal crossing activity at the junction of Edridge Road and the Flyover; and the potential removal or redesign of a potential barrier to cycling to and from the site (on the corner of High Street and Katherine Street). The sustainable transport contribution will therefore prioritising footway works, highway safety measures at the Flyover, and cycling improvements.

- 9.180 Transport for London confirmed that the proposed development is considered to be in accordance with the Healthy Streets approach.
- 9.181 In order to ensure that the identified modal shift is adequately supported, and barriers to uptake of more sustainable transport modes can be addressed, a Travel Plan and monitoring for three years is to be secured through the s.106 agreement.

Sustainable Design

Carbon Emissions

- 9.182 Policy SP6.2 requires new development to minimise carbon dioxide emissions, including that new dwellings (in major development proposals) must be zero carbon. As a minimum a 35% reduction in regulated carbon emissions over Part L 2013 is required, with the remaining CO2 emissions to be offset through a financial contribution.
- 9.183 The policy also requires the development to incorporate a site wide communal heating system and to be enabled for district energy connection.
- 9.184 The scheme is expected to achieve at least a 35% reduction in regulated carbon emissions and up to 40% through a combination of energy demand reduction measures and the heat network. The remaining regulated CO2 emissions shortfall would be covered by a carbon offset payment which would be secured through the S.106 agreement.
- 9.185 Whilst no existing district heating networks currently exist, the site is within an area where one is planned. The use of a CHP (Combined Heat and Power) was discouraged by the GLA in favour of alternative low carbon heating methods, such as an air source heat pump. However, such a system would not be compatible with a District Heating System, and as the Council is currently undertaking the business case work on the heat network, the preference of officers is for the building to be able to connect to the planned network. Space has been allowed in the plant room for the incoming pipe services from a future District Heating System and the proposed use of plate heat exchangers would allow future connection. A s.106 obligation is also recommended requiring connection to the District Heating System if the council has appointed an operator before commencement on site, or a feasibility into connection to a future system on first replacement of the heating plant. On that basis, as the proposal complies with the above requirements regarding carbon reduction and a CO2 offset payment, subject to a condition requiring an updated energy strategy, the proposal is considered acceptable.
- 9.186 The commercial units have been subject to a BREEAM pre-assessment, and an “Excellent” rating is expected to be achieved, to be secured by a planning condition.
- 9.187 Policy SP6.3 requires a high standard of sustainable design and construction. The sustainability statement outlines a range of measures, such as the selection of high life span, low maintenance bricks, maximising the use of materials with a high recycling content, ensuring water usage is minimised, and designing the scheme to reduce overheating levels.
- 9.188 In order to ensure that the above measures are secured conditions are recommended. In addition S.106 obligations, in the form of a carbon offsetting

payment and the requirement to connect in the future to the planned district heating network shall also be secured.

Water Use

- 9.189 A planning condition is recommended to secure compliance with the domestic water consumption target of 110 litre/person/day, to ensure sustainable use of resources.

Other Planning Issues

- 9.190 A health impact assessment was submitted which identifies that the proposal will improve housing quality, has good access to health, social and retail facilities, open space, and would be environmentally sustainable. Planning obligations and conditions are recommended restricting car use, noise and disturbance from commercial units, and hot food takeaways to avoid unacceptable health impacts.
- 9.191 Although fire safety is predominantly a building regulations issue, fire safety measures may have planning implications (for example, influencing design and layouts) and London Plan Policy 7.13 states that developments should minimise risks. Blocks A and B (the proposed towers) will have sprinkler systems, wet rising mains, and all residential units will be within 15m of the fire escape stair with ventilated lobbies and smoke shafts. Block C is a longer, less tall block with mechanical ventilation at both ends of the corridors, and sprinklers are to be considered as part of the Fire Strategy. The commercial units will be separated from the residential units with fire escape routes and ventilated lobbies, and all building entrances will be within 18m of fire appliance access. The submitted details are sufficient to demonstrate that the development's fire safety implications have been through the design process from a planning perspective.
- 9.192 The development is liable for a Community Infrastructure Levy (CIL) payment to ensure that development contributes to meeting the need for physical and social infrastructure, including educational and healthcare facilities.
- 9.193 A TV and Radio signal impact assessment was submitted which identified minor potential loss of digital satellite reception to the north-west of Block A, and through the use of taller construction cranes, both of which could be mitigated by repositioned satellite dishes (to be secured by the s.106 agreement).
- 9.194 In order to ensure that the benefits of the proposed development (including those required to mitigate the harm caused) reach local residents who may be impacted indirectly or directly by the proposal's impacts, a skills, training and employment strategy (both operational and construction phases) and a contribution towards training are to be secured by s.106 obligations.

10 CONCLUSIONS

- 10.1 The proposed development would introduce a significant amount of new housing, including a mix of unit sizes and genuinely affordable housing. The proposed development would be well designed, and would ensure a good standard of accommodation for new residents and their neighbours. There would be harm to heritage assets, but that harm is considered to be minimised and necessary to deliver the development's benefits (and therefore is justified), and the harm caused would be outweighed by the development's public benefits. The development would be a car-free, environmentally sustainable development and would comply with the

aspirations of the Development Plan. The residual planning impacts would be adequately mitigated by the recommended s.106 obligations and planning conditions.

- 10.2 All other relevant policies and considerations, including equalities, have been taken into account.
- 10.3 It is recommended that planning permission is granted in line with the officer recommendation for the reasons summarised in this report.

Appendix 1: Planning Policies and Guidance

The following lists set out the most relevant policies and guidance, although they are not exhaustive and the provisions of the whole Development Plan apply (in addition to further material considerations).

London Plan (2016)

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.1 London in its global, European and United Kingdom context
- Policy 2.2 London and the wider metropolitan area
- Policy 2.3 Growth areas and co-ordination corridors
- Policy 2.6 Outer London: vision and strategy
- Policy 2.7 Outer London: economy
- Policy 2.8 Outer London: transport
- Policy 2.15 Town centres
- Policy 2.18 Green Infrastructure
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.15 Co-ordination of housing development and investment
- Policy 4.1 Developing London's economy
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising emissions
- Policy 5.3 Sustainable design & construction
- Policy 5.7 Renewable energy
- Policy 5.8 Innovative energy technologies
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.14 Water quality and wastewater infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste net self-sufficiency

- Policy 5.17 Waste capacity
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.13 Safety, security and resilience to emergency
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

Croydon Local Plan (2018)

Strategic Policies

- Policy SP1: The Places of Croydon
- Policy SP2: Homes
- Policy SP3: Employment
- Policy SP4: Urban Design and Local Character
- Policy SP6: Environment and Climate Change
- Policy SP7: Green Grid
- Policy SP8: Transport and Communication

Development Management Policies

- Policy DM1: Housing choice for sustainable communities
- Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres
- Policy DM8: Development in edge of centre and out of centre locations

- Policy DM10: Design and character
- Policy DM11: Shop front design and security
- Policy DM13: Refuse and recycling
- Policy DM14: Public Art
- Policy DM15: Tall and Large Buildings
- Policy DM16: Promoting Healthy Communities
- Policy DM17: Views and Landmarks
- Policy DM18: Heritage assets and conservation
- Policy DM23: Development and construction
- Policy DM24: Land contamination
- Policy DM25: Sustainable Drainage Systems and Reducing Flood Risk
- Policy DM27: Protecting and enhancing our biodiversity
- Policy DM28: Trees
- Policy DM29: Promoting sustainable travel and reducing congestion
- Policy DM30: Car and cycle parking in new development
- Policy DM33: Telecommunications

Place-specific policies

- Policy DM38: Croydon Opportunity Area

Supplementary Planning Guidance (SPG) / and Documents (SPD)

London Plan

- Culture and Night-Time Economy (November 2017)
- Affordable Housing & Viability (August 2017)
- Crossrail Funding (March 2016)
- Housing (March 2016)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- The control of dust and emissions during construction and demolition (July 2014)
- Town Centres (July 2014)
- Character and Context (June 2014)
- London Planning Statement (May 2014)
- Sustainable Design and Construction (April 2014)
- Play and Informal Recreation (September 2012)
- All London Green Grid (March 2012)
- London View Management Framework (March 2012)
- London's Foundations (March 2012)
- Planning for Equality and Diversity in London (October 2007)

Croydon Development Plan

- Suburban Design Guide 2019 SPD
- Designing for community safety SPD
- SPG 1: Shop fronts and signs
- SPG 12: Landscape design



This page is intentionally left blank

1.0 SUMMARY OF APPLICATION DETAILS

Ref: 19/01900/FUL
 Location: 91 Marlpit Lane, Coulsdon, CR5 2HH.
 Ward: Old Coulsdon
 Description: Demolition of single-family dwelling and erection of one 3-storey block, containing 2 x 3-bedroom, 6 x 2-bedroom and 1 x 1 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.
 Drawing Nos: CX24-S1-101A; CX24-S1-102; CX24-S1-103C; CX24-S1-104; CX24-S1-105; CX24-S1-106C; CX24-S1-107B, CX24-S1-108, CX24-S1-109A; CX24-S1-110; CX24-S1-111A; CX24-S1-112B; CX24-S1-113A; CX24-S1-114; CX24-S1-115, CX24-S1-116, CX24-S1-117B, CX24-S1-118, CX24-S1-119, Tree Impact Assessment, Tree Protection Scheme, SUDS, Landscape Design, Landscape Management Plan, Hard Landscape Plan, Soft Landscape Plan.
 Applicant: Mr Gerasimos Stamatelatos of Aventier Ltd
 Case Officer: Nathan Pearce

	1B 2P	2B 3P	2B 4P	3B 4P	4B+	Total
Existing Provision		1				1
Proposed Provision	1	4	2	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. Details of facing materials
- 3. Details of car and cycle parking
- 4. Hard and soft landscaping to be submitted

5. 19% reduction in CO2 Emissions
6. 110l Water Restriction
7. Permeable forecourt material
8. Trees – Details in accordance with tree report
9. Tree Protection Plan
10. Visibility splays
11. Construction Logistics Plan
12. Accessibility
13. Sustainable urban drainage details
14. Windows restrictions
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 with accommodation in roof-space
- Provision of 1 x 1 bedroom flat, 4 x 2 bedroom (3 person) flats, 2 x 2 bedrooms (4 person) flats and 2 x 3 bedroom flats.
- Provision of 9 off-street spaces including one disabled bay.
- Provision associated refuse/cycle stores.

3.2 Amended plans were received showing an amended parking layout. No re-consultation was needed because the amendments did not lead to a material change in circumstances.

Site and Surroundings

3.3 The application site is a large detached property situated on the north-east side of Marlpit Lane. The topography of the site is a sloping site. The land rises from the lower level on the south and west of the site to a higher level on the north and east of the site.

3.4 The surrounding area is mainly residential in character. Whilst there is no distinct style in regard to the properties along Marlpit Lane, the majority of properties appear to be detached and semi-detached family dwellinghouses.



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

Planning History

3.5 In terms of recent planning history, a single storey side and rear extension was approved in 2017 (17/00211/HSE).

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 2x three-bed 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 12 letters of notification to neighbouring properties in the vicinity of the application site. The number of representations received from neighbours, a Residents' Association, a local flood action group, a local ward Councillor and Local MP in response to notification and publicity of the application are as follows:

No of individual responses: 272 Objecting: 268 Supporting: 3 Comment: 1

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 paragraphs 8.8 – 8.11
Loss of family home	Addressed in the report at paragraph 8.6
Poor quality development	Addressed in the report at paragraphs 8.25 – 8.30
<i>Design</i>	
Out of character	Addressed in the report at paragraphs 8.8 – 8.17
Massing too big	Addressed in the report at paragraphs 8.8 – 8.17
Over intensification – Too dense	Addressed in the report at paragraph 8.6
Visual impact on the street scene (Not in keeping)	Addressed in the report at paragraphs 8.8 – 8.17
Accessible provision	Addressed in the report at paragraphs 8.29
Number of storeys	Addressed in the report at paragraphs 8.11
<i>Amenities</i>	
Negative impact on neighbouring amenities	Addressed in the report at paragraphs 8.19 – 8.24
Loss of light	Addressed in the report at paragraphs 8.19 – 8.24
Loss of privacy	Addressed in the report at paragraphs 8.19 – 8.24
Overlooking	Addressed in the report at paragraphs 8.19 – 8.24
Disturbance (noise, light, pollution, smells etc.)	Addressed in the report at paragraphs 8.19 – 8.24
Refuse store	Addressed in the report at paragraphs 8.37
<i>Traffic & Parking</i>	

Negative impact on parking and traffic in the area	Addressed in the report at paragraphs 8.31 – 8.38
Not enough off-street parking	Addressed in the report at paragraphs 8.31 – 8.38
Negative impact on highway safety	Addressed in the report at paragraph 8.31 – 8.38
Refuse and recycling provision	Addressed in the report at paragraph 8.37
<i>Other matters</i>	
Construction disturbance	Addressed in the report at paragraph 8.38
Impact on wildlife and SSSI	Addressed in the report at paragraphs 8.39 – 8.42
Impact on flooding	Addressed in the report at paragraph 8.44
Local services cannot cope	Addressed in the report at paragraph 8.47
Lack of affordable homes	Addressed in the report at paragraph 8.46
Impact on trees	Addressed in the report at paragraphs 8.39 – 8.41

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) revised 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)

- SP1 – The places of Croydon
- 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
- DM37 – Coulsdon

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

8.23 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. It is acknowledged that windfall schemes which provide sensitive renewal and intensification of existing residential areas play an important role in meeting the demand for additional housing in Greater London, helping to address overcrowding and affordability issues.

8.3 The site is a windfall site which could be suitable for sensitive renewal and intensification. The residential character of Marlpit Lane consists of detached and semi-detached houses and bungalows.

8.4 The proposal, whilst incorporating flatted accommodation, has been designed to appear as a large house which would maintain the overall character of neighbouring properties.

8.5 The existing unit is a 2 bed house and the proposal would provide 2 x 3 bed and 2 x 2 bed 4 person units which would provide adequate floorspace for 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 would be acceptable and would result in a net gain in family accommodation.

8.6 Representations have raised concern over the intensification of the site and overdevelopment. The site is in a suburban setting with a PTAL rating of 1b and

as such, the London Plan indicates that a suitable density level range is between 150-200 habitable rooms per hectare (hr/ha). Whilst the proposal would be in excess of this range (225 hr/ha), it is important to note that the London Plan indicates that it is not appropriate to apply these ranges mechanically, and also provides sufficient flexibility for higher density schemes (beyond the density range) to be supported where they are acceptable in all other regards. In this instance the proposal is acceptable, respecting the character and appearance of the surrounding area, and does not demonstrate signs of overdevelopment (such as poor quality residential units or unreasonable harm to neighbouring amenity). As such the scheme is supported.

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

- 8.7 The existing property is not protected from demolition by existing policies and its demolition is acceptable subject to a suitably designed replacement building coming forward. The proposal seeks to replace it with 9 apartments within a single building. The scheme has been specifically designed to resemble houses, rather than a block of flats. Officers are satisfied that the scheme respects the street-scene.
- 8.8 The Croydon Local Plan has a presumption in favour of three storey development and the application seeks to provide a three storey property providing a high quality built form that respects the land level changes, pattern, layout and siting in accordance with Policy DM10.1.
- 8.9 The height, scale and massing of the scheme would be acceptable, given that the site works well with the topography and would sit well with the adjoining properties.



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 gables and bays to the front elevation, maintaining the overall street

scene with use of an appropriate materials palette (burgundy brickwork, render and grey roof tiles) with an adequate balance between brick, render and glazing and appropriate roof proportions. The main front element would present a traditional architectural response, consisting of gabled bays.

8.11 Whilst the frontage would be given over to hard-standing to allow for off street parking there would be some soft landscaping surrounding it, along with a section of soft landscaping along the boundary. Furthermore there is existing hardstanding serving the existing bungalow. This would reflect the arrangement of the neighbouring buildings and would be acceptable.

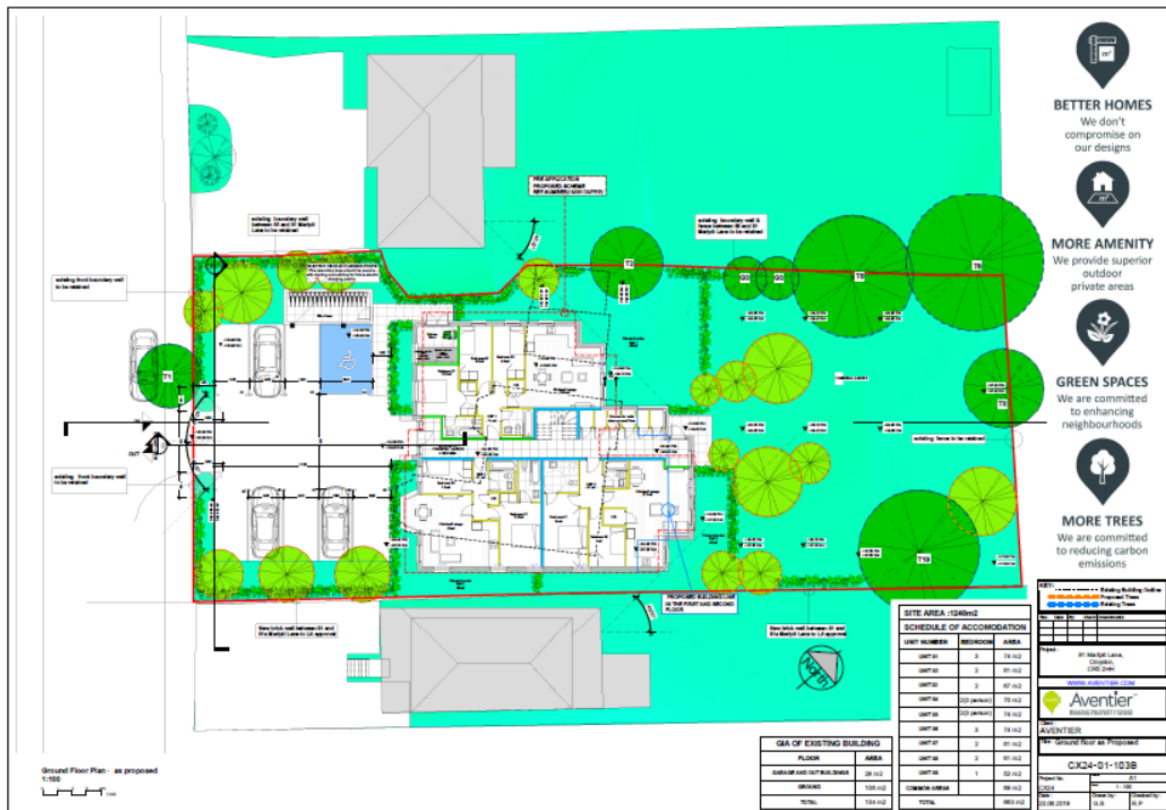


Fig 3: Ground floor plan proposed site showing proposal in relation to neighbouring properties

8.12 Policy DM10.2 seeks to create well defined and designed public and private spaces and advises that forecourt parking should only be allowed where it does not cause undue 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.

8.13 The application site is a substantial plot within an established residential area and is comparable in size to other flatted developments approved throughout the borough. 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.



Fig 4: CGI of site showing proposal in relation to neighbouring properties

8.14 The proposal has been designed to resemble a large detached house rather than a block of flats. 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

8.15 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 with the potential to be most affected are the adjoining properties at 85 and 91A Marlpit Lane, and the dwellings to the rear on Stoneyfield Road and Stanley Close.



Fig 5: Proposed side elevation and rear elevation showing the change in levels

85 Marlpit Lane

8.16 This dwelling is at a lower level than the proposal site. The proposed front building line would be set back from that of this neighbouring property. Despite projecting beyond the rear building line of number 85 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 cause a loss of natural light, a loss of outlook or the creation of a sense of enclosure.

8.17 A daylight assessment has been included with the application. Of the 8 windows tested in 85 Marlpit Lane, only 1 falls below the BRE recommended daylighting levels. This window is to the side of a rear extension which also has a large rear window that significantly exceeds the BRE standards, so is acceptable.

8.18 The proposed side windows at first and second floor level would be rooflights within the roof slope. Nevertheless it is considered prudent to condition obscure glazing to the aforementioned windows to further protect neighbouring amenity. Although there would be some overlooking of the neighbouring property it is considered that this would not result in a significant detrimental impact on neighbouring amenity.

91A Marlpit Lane

8.19 This dwelling is at a higher level than the proposal site. The proposed front building line would be set back from that of this neighbouring property. Despite projecting beyond the rear building line of number 91A 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 cause a loss of natural light, a loss of outlook or the creation of a sense of enclosure.

8.20 The daylight assessment also considered 8 windows in 91A Marlpit Lane. There were 4 windows that fall below the BRE recommended daylighting levels; 3 are in the flank elevation serving non-habitable rooms and the final window falling only very slightly below the target guideline.

8.21 The proposed side windows at first floor level would be high level. Nevertheless it is considered prudent to condition obscure glazing to the aforementioned windows to further protect neighbouring amenity. Although there would be some overlooking of the neighbouring property it is considered that this would not result in a significant detrimental impact on neighbouring amenity.

Dwellings to the rear on Stoneyfield Road and Stanley Close

8.22 It is considered that given the separation distances and the angles that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

Dwellings opposite on Marlpit Lane

8.23 It is considered that given the separation distances that there would not be a significant impact on these dwellings in terms of loss of light, outlook, privacy or sense of overbearing. This is considered to be an acceptable relationship in a suburban setting such as this.

8.24 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 effect of the proposal upon the amenities of future occupiers

8.25 The Nationally Described Space Standards (NDSS) provide minimum technical space standards for new dwellings in terms of the gross internal floor areas and storage. All of the proposed units would meet the minimum required gross internal floor area.

8.26 Unit's 1, 2, 3 and 5 would have access to private amenity space which meets the required standard. Unit's 4, 6, 7, 8 and 9 would not have access to private amenity but would have use of adequate communal amenity space which is generous in size and access through a central core in the building. On balance this non-compliance is accepted.

8.27 The local plan also requires all flatted development to provide new child play space on top of the amenity space to be provided. In terms of the child play

space, the scheme would provide 28 square metres which can be secured through use of planning conditions.

- 8.28 In terms of accessibility, whilst there is no provision of a lift to provide level access to the upper level flats, level access would be provided from the front door to all units on the ground floor. The London Plan states that the requirement for a lift within developments of four storeys or less should be applied flexibly to ensure that the development is deliverable. Given the constraints of the site and the footprint of the proposed building, it is considered that the site would not be suitable for a lift. Part M4(2) for two ground floor and M4(3) for one unit will be secured by condition and a blue badge space has been proposed within the parking area.
- 8.29 Overall the development is considered to result in a high quality development, including an uplift in family accommodation, and will offer future occupiers a good standard of amenity, including the provision of communal amenity space and child play space, and thus accords with relevant policy.

Traffic and highway safety implications

- 8.30 The Public Transport Accessibility Level (PTAL) rating is 1b which indicates poor accessibility to public transport. The London Plan and Policy DM30 of CLP2018 sets out that maximum car parking standards for residential developments based on public transport accessibility levels and local character. This states that 1-2 bedroom properties should provide a maximum of up to 1 space per unit, with up to 1.5 spaces per unit being provided for 3 bedroom properties. In line with the London Plan, the proposed development could therefore provide up to a maximum of 10 spaces. It is important to note however that it is not necessarily desirable to provide car parking up to the maximum standards given the requirements of both the London Plan and Croydon Local Plan which seek to reduce reliance on car usage and promote/prioritise sustainable modes of transport. As such a lower level of car parking can be supported and is encouraged in line with the ambitions of the Development Plan.
- 8.31 Although no parking survey has been provided, this scheme proposes 9 on-site parking bays with 1 space designated for each unit, and as such accords with the policy requirements for a development of this nature in this location. The proposed car parking provision is considered acceptable when taking into account the site constraints, the need to provide high quality multi-functional spaces whilst preserving the existing trees on-site and ensuring the best use of land.
- 8.32 There are a number of representations that refer to the parking provision, on-street parking and highway safety at the site. In respect to highway safety, the scheme provides 9 off-street parking spaces and 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.
- 8.33 The parking layout and access arrangement would allow for access and exit movements in forward gear, the access point to the site has a width of 4.2m

which is deemed acceptable and would not harm the safety and efficiency of the highway network.

- 8.34 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 in a secure and covered cycle store within the rear communal amenity space. This can be secured by way of a condition.
- 8.35 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. The refuse store would be located at the side of the building with access to the hardstanding. It can be conditioned.
- 8.36 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,wildlife and Farthing Downs SSSI

- 8.37 The site is bordered by established trees and shrubs adding to the overall amenity value and also providing a good degree of screening. The proposed landscape design protects most of the existing trees and provides a large variety of bushes and hedges. A landscaping and planting plan has been submitted and can be conditioned.
- 8.38 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.
- 8.39 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.



Fig 6: Extract from submitted landscaping scheme

Sustainability Issues

8.40 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

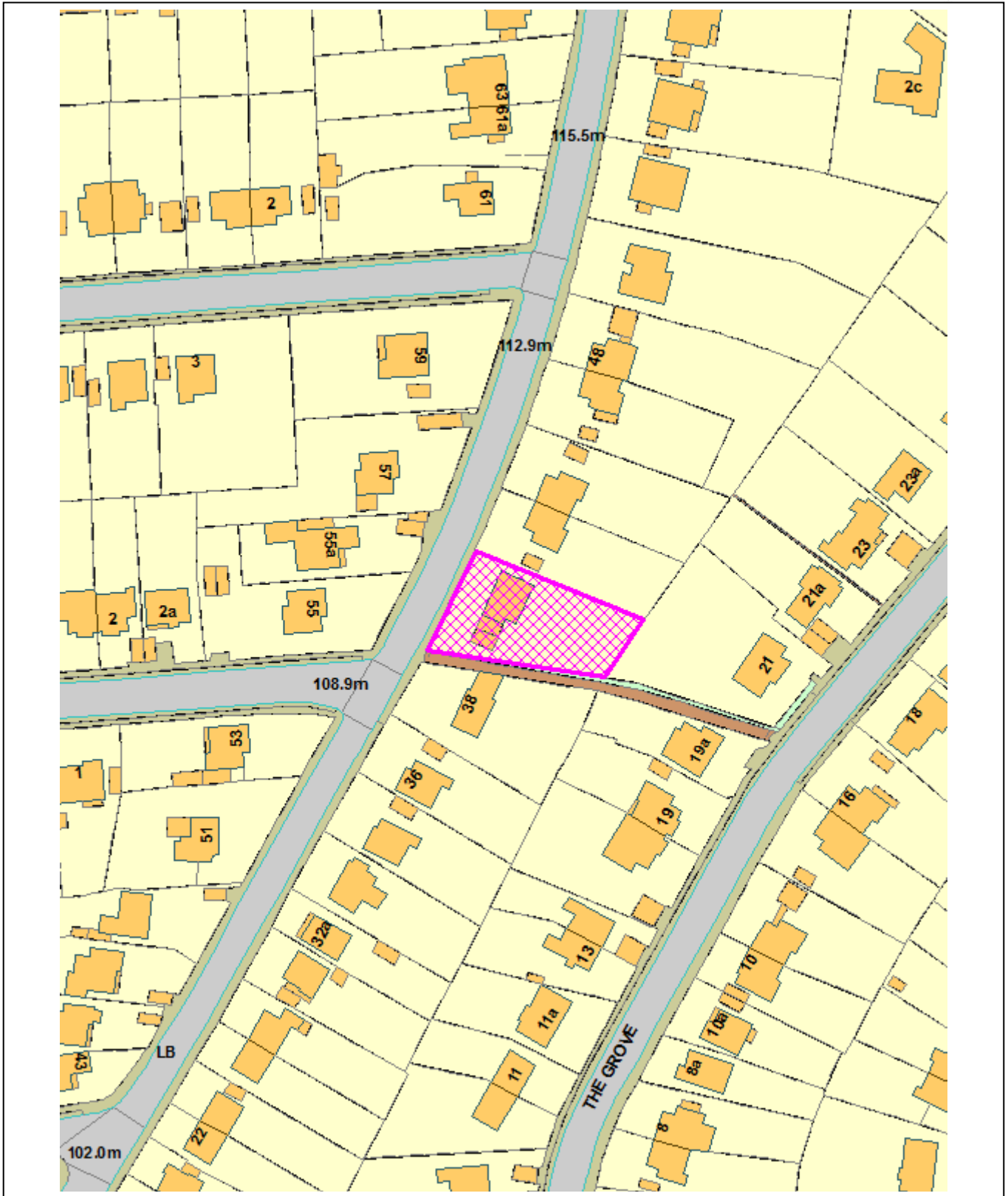
8.41 The site is not located in any designated flood risk area. The applicants have submitted a Surface Water and SuDS Assessment which is based on a desktop study of underlying ground conditions. It is likely that infiltration of surface water runoff following redevelopment may be feasible. The parking 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.

8.42 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.

- 8.43 Representations have been made in respect to a lack of affordable homes being provided at the site, however the scheme is for nine units and as such is under the threshold where the provision for affordable homes would be required.
- 8.44 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

- 8.45 The principle of development is 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.
- 8.46 All other relevant policies and considerations, including equalities, have been taken into account.



This page is intentionally left blank

PART 6: Planning Applications for Decision

Item 6.3

1.0 APPLICATION DETAILS

Ref: 19/02110/FUL
 Location: 40 Woodcote Grove Road, Coulsdon, CR5 2AB
 Ward: Coulsdon Town
 Description: Demolition of existing dwelling house and replacement with 9 new build apartments and the provision of 6 car parking spaces.

Drawing Nos: PL050 rev.03, PL99 rev.03, PL100 rev.03, PL101 rev.03, PL102 rev.03, PL103 rev.02, PL200 rev.03, PL201 rev.03, PL202 rev.03, PL203 rev.03.

Applicant: Macar Developments
 Agent: Paul Lewis
 Case Officer: Joe Sales

	studio	1 bed	2 bed	3 bed	4 bed
Existing				1	
Proposed flats			3 (2B4P) 5 (2B3P)	1 (3B6P)	

All units are proposed for private sale

Number of car parking spaces	Number of cycle parking spaces
6	20

- 1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Luke Clancy) has made a representation in accordance with the Committee Consideration Criteria and requested Planning Committee consideration and objections above the threshold in the Committee Consideration Criteria have also been received.

2.0 RECOMMENDATION

- 2.1 That the Planning Committee resolve to GRANT planning permission prior to the completion of a legal agreement to secure the following:
- a) Contribution to extending parking restrictions (in the form of yellow lines)
- 2.2 That the Director of Planning and Strategic Transport is delegated authority to negotiate the legal agreement indicated above.

- 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 of materials to be submitted
3. Hard and soft landscaping including boundary treatment and retaining walls to be submitted
4. Details of children's play-space to be provided
5. Details (materials, height) of bin-store enclosure to be submitted to and approved prior to occupation
6. No additional windows in the flank elevations
7. Obscure glazing to windows in flank elevations at first and second floor if below 1.7m
8. Privacy screens to recessed balconies, details of which to be agreed
9. Details of electric vehicle charging point to be submitted
10. Construction Logistics Plan to be submitted
11. 19% Carbon reduction
12. 110 litre Water usage
13. Details of site specific SuDS to be submitted.
14. Accord with recommendations of the Flood Risk Assessment.
15. Time limit of 3 years
16. 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 Planning 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:
- Demolition of existing house
 - The erection of a three/four storey building with accommodation within the lower level and roof level to provide 9 flats.
 - Provision of communal external amenity space and children's play space
 - Provision of 6 off-street parking spaces
 - Provision of associated refuse and cycle stores

Site and Surroundings

- 3.2 The application site lies on the eastern side of Woodcote Grove Road and is currently occupied by a large detached dwelling dating back to the 1920's. The surrounding area is residential in character comprising detached and semi-detached dwellings within spacious plots; the design of which varies between each property.
- 3.3 Land levels fall substantially to the south-east with the road in an elevated position to the existing property at 40 Woodcote Grove Road.
- 3.4 The application site lies within an area at risk of surface water flooding as identified by the Croydon flood maps. There are no other constraints affecting the application site as identified by the Croydon Plan.
- 3.5 The application site has a PTAL of 2 and is 0.4 miles away from Coulsdon Town Train Station. The District Centre of Coulsdon is a 10 minute walk from the site.



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

Planning History

- 3.4 The planning applications below are directly relevant to the application site.
- 83/01382/P-Planning permission was refused for the erection of a chalet with associated car parking.
 - 13/01633/P-Planning permission was granted for the demolition of the existing single storey structures and garage and the erection of a single storey side extension.
 - 14/02993/P-Planning permission was granted for the formation of a vehicular access and the formation of a boundary wall.
 - 19/01752/PRE-A pre-application meeting was held to discuss the proposed demolition of the existing house and the erection of 9 dwellings.

3.5 An application for the demolition of the existing two storey property and the erection of a part two/three story building comprising 6 dwellings at 38 Woodcote Grove Road was granted planning permission in 2018. Ref. 18/01583/FUL.

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, respecting the character of the surrounding area.
- The living conditions of adjoining occupiers would be protected from undue harm subject to conditions.
- The living standards of future occupiers are satisfactory and Nationally Described Space Standard (NDSS) compliant.
- 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 24 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: Objecting: 58 Supporting: 0 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:

Objection	Officer comment
Design and appearance	
Overdevelopment of the site	Addressed in section 8.7
Out of keeping with street/obtrusive	Addressed in section 8.3
Impact on amenities of neighbouring properties	
Loss of light to neighbouring properties	Addressed in section 8.19 to 8.25

Overlooking and loss of privacy for neighbours	Addressed in section 8.19 to 8.25
Extra pollution and noise	Addressed in section 8.31
Construction noise and dust will be harmful to local residents	Addressed in section 8.31
Landscape/Trees	
Loss of the existing garden and trees	Addressed in section 8.37
Transport and Parking	
Inadequate parking provision. Cars parked on road will cause extra parking stress which is already causing an issue within the immediate and wider area.	Addressed in section 8.26 to 8.33
Negative impact on highway safety	Addressed in section 8.26 to 8.33
Other	
Cumulative impact of various developments being constructed within the wider area.	Addressed in section 8.2 to 8.4

6.4 Councillor Clancy referred the application to Planning Committee and raised objections on ground of over-development, parking and inappropriate design.

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 April 2019

8.0 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Planning Committee are required to consider 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 Greater London, 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 of residential intensification is supported.

8.4 Policies seek to prevent the net loss of 3 bedroom homes (as originally built) and/or homes less than 130m² and to deliver a strategic target of 30% of new homes to be 3 bedrooms (suitably sized for family occupation). The existing building on site is a 4 bedroom house and a 3 bedroom unit and three 2 bedroom 4 person units are proposed. The Croydon Local Plan acknowledges that 2 bedroom 4 person homes can be treated as family homes in line with Policy DM 1.1 during the first three years of the plan. Therefore, 4 of the proposed units would be suitably sized for families which would assist in meeting the 30% strategic target.

Townscape and Visual Impact

8.5 The existing dwelling does not hold any significant architectural merit and therefore, there is no objection to its demolition. Whilst most buildings in the area have traditional forms, comprising two storeys with pitched roofs, there are a variety of house types (detached, semi-detached, bungalows) and styles in the immediate vicinity.

8.6 Policy DM10.1 states that proposals should achieve a minimum height of 3 storeys and the proposal is for a three/part four storey building with the third floor

accommodated within the roof space. The fenestration of the proposed building has been designed to allow light easily into the roof accommodation.

- 8.7 The Suburban Design Guide suggests that where surrounding dwellings are predominantly two storey detached dwellings, new development should seek to accommodate a fourth storey within the roof-space. Given the existing dwellings within the immediate vicinity of the development site, it is considered that this scale of development is acceptable within this location.
- 8.8 The proposed building is a contemporary reinterpretation of the dwellings which currently exist within the street scene and wider area. The proposals seek to incorporate two gable style features on the front elevation with a glass window that intersects the middle of the property. This window breaks up the massing to the front elevation and the single entrance point into the building presents the image that the proposed block is in fact a single dwelling.



Figure 2: Elevation of proposed frontage within the street scene

- 8.9 Whilst the building would have a greater footprint than the existing house, given the layout of surrounding buildings, the impact on the street-scene would be acceptable. The building would be set in from the adjoining boundaries to maintain visual separation between plots. This is assisted by the pathway that runs between 38 and 40 Woodcote Grove Road. There is a garage which separates the proposed building and no.42.
- 8.10 Access driveways and forecourt are features commonly found on Woodcote Grove Road. The existing access and driveway will be replaced with 6 parking bays which would be split by the pedestrian entrance to the building.
- 8.11 The proposed hardstanding would be softened through the use of landscaping which would be located along the proposed front wall of the site. Given the way

the bays have been separated and areas the planting, the hardstanding and retaining walls would not have an overly dominant or incongruous impact on the visual amenities of the area or the street scene.

8.12 The site is a suburban setting with a PTAL rating of 2 and as such the London Plan indicates that the density levels ranges of 150-200 habitable rooms per hectare (hr/ha) are appropriate. Whilst the proposed development would be in the region of 365 hr/h, the London Plan further indicates that it is not appropriate to apply these ranges mechanistically, as the density ranges are broad, to enable account to be taken of other factors relevant to optimising potential – such as local context, design and transport capacity. The application site is within an established residential area and is comparable in size to other flatted and neighbouring back-land developments approved throughout the borough. 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.

8.13 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

8.14 All of the proposed new units would comply with internal dimensions required by the Nationally Described Space Standards (NDSS).



Figure 3: Internal ground floor layout

8.15 With regard to external amenity space, the London Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm for each additional occupant. The family unit is located on the lower ground floor and has direct access onto the existing garden space, giving this particular unit a greater amount of amenity space. All of the

units provide sufficient amenity space which is in accordance with the London Housing SPG.

- 8.16 A communal garden is provided at the rear of the site which was the garden of the original dwelling. A child play space is shown and complies with Policy DM10.4 of the local plan and will be provided within the communal garden, details of which can be secured by condition.
- 8.17 In terms of accessibility, step free access is provided to the building from the highway. A ramp located in the hallway of the ground floor enables flat 3 to be accessible by a wheelchair this unit also has direct access onto the private amenity space allocated for this unit.
- 8.18 The development is considered to result in a high quality development and a good standard of accommodation for future occupiers.

Residential Amenity for Neighbours

- 8.19 The main properties that would be most affected by the proposed development are 38 and 42 Woodcote Grove Road, 55 and 55a Woodcote Grove Road and 21 The Grove.

38 Woodcote Grove Road

- 8.20 The proposals show the relationship with the proposed development that was granted planning permission under the planning application ref. 18/01583/FUL. This is currently being implemented. Given that this scheme is a flatted development it is not considered that the proposals would impact negatively on the adjoining occupiers of that future development. The proposed building will not have an impact on the outlook of the flats on 38 Woodcote Grove Road taken from the rear windows of 38 Woodcote Grove Road (either horizontally or vertically). Therefore the proposal would not create a significant loss of light or provide an overbearing and dominant impact on the property.
- 8.21 The rear balconies would all be recessed and screened to the side and as such, could limit overlooking sideways and into the communal rear garden to 38 Woodcote Grove Road therefore it is unlikely that there would be any loss of privacy.

55 and 55a Woodcote Grove Road

- 8.22 These are the dwellings which are located opposite side of the road. Whilst the proposed development would be substantially larger than the existing dwelling, given the distance between these properties and variations in topography, the level of overlooking across the street would be limited.

42 Woodcote Grove Road

- 8.23 42 Woodcote Grove Road is the neighbouring property to the north of the site. A garage is located between the proposed development and the existing house

which provide a significant gap between the two and therefore ensuring the amenities and outlook of the neighbouring property is retained. The windows within the flank elevation of the proposal are secondary windows and will be obscure glazed to protect the existing outlook and privacy of the adjoining occupier.

- 8.24 All of the balconies to the rear of the site are recessed and therefore screening is provided to limit any overlooking into the neighbouring property.

21 The Grove

- 8.25 These residential properties are located to the rear of the application site. The rear wall of the proposed development would be sited a minimum depth of 10 metres from the rear boundary and given the depth of the neighbouring gardens, the window to window separation would be expansive and would be acceptable. The scheme would therefore maintain adequate light, outlook and privacy.

Access and Parking

- 8.26 The site has a PTAL rating of 2 which means that it has relatively poor access to public transport (with Coulsdon Town Station and Coulsdon District Centre is relatively close by – within a 10 minute walk).
- 8.27 It is proposed to create six off street car parking spaces, with direct access off Woodcote Grove Road.
- 8.28 The applicant has not provided a parking stress survey but the section of Woodcote Grove Road immediately to the north of the site has no parking restrictions (the section to the south has parking restrictions between 7am-7pm Monday to Saturday). There is a likelihood that any overspill parked vehicles would end up parking on the unrestricted section of Woodcote Grove Road to the north of the site. In order to mitigate any potential impacts on the existing highway, it is recommended that the developer contributes towards the extension of parking restrictions (in the form of single yellow lines) northwards along Woodcote Grove Road up to just past the junction of Warwick Road, (on both sides of the road). The applicant has agreed to this and a contribution will be secured through a legal agreement.
- 8.29 It is therefore considered that given the sites close proximity to Coulsdon town centre, the provision of 6 car parking spaces would be acceptable on this proposed development.
- 8.30 Local Plan Policy DM30 states that 20% of parking bays should have EVCP with future provision available for the other bays. Details and provision of the EVCP will be conditioned.
- 8.31 Concern has been expressed with regard to construction vehicles accessing the site. Prior to any works taking place on site, a Construction Logistics and Management Plan will be required to be submitted to the local planning authority by condition to ensure that the road situation has been taken into account. This

plan will also detail hours of deliveries, limit construction hours and provide details of dust control methods to reduce the impact on the adjacent properties as far as possible.

- 8.32 A cycle storage area would be provided on the lower ground floor which are easily accessible via the main entrance of the building and a ramp to the lower ground floor level. 20 cycle parking spaces would need to be provided in line with London Plan requirements (1 space for 1 bed flats and 2 spaces for all other units). Full details of the proposed storage method demonstrating that the space is large enough for 20 cycles will be secured by condition.
- 8.33 Refuse storage is also shown in the forecourt. It is located in close proximity to the highway (adjacent to the side boundary) which is convenient and suitable for refuse collectors. Full details to demonstrate that the scale is adequate for the needs of the development will be secured by condition.

Environment and Sustainability

- 8.34 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.
- 8.35 The site is located within an area of medium risk with regards to surface water flooding and limited risk of groundwater flooding. A flood risk assessment has been submitted as part of the application recommending flood resistance and drainage measures. The proposals seek to mitigate any residual flood risk by the use of permeable paving/SUDS for the parking, driveway and patio areas and extensive soft landscaping has also been retained. Rainwater from the building will be collected in rainwater butts to the rear and any surplus to a soakaway to the rear.
- 8.36 Policy DM25 requires all development to incorporate sustainable drainage measures (SuDS) and the FRA outlines that SuDS measures should be installed. A condition requiring site specific SuDS measures would be imposed by way of condition on any planning permission, alongside the other recommendations of the FRA.

Trees and Landscaping

- 8.37 The site is not covered by any Tree Preservation Orders and there are no trees of any particular merit on the site.
- 8.38 In general, there is no objection from a tree perspective subject to the submission of a suitable landscaping scheme which incorporates the recommended planting to the parking forecourt. These measures will be secured by a suitable condition.
- 8.39 An informative will be included on any decision 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.

Other matters

8.40 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

8.41 The principle of development is considered acceptable within this area. The development has been designed to ensure its appearance respects the character of the surrounding area and that there is no significant adverse impacts on neighbouring occupiers. Given the mitigation measures proposed, the impact on the highway network would be acceptable. Therefore, the proposal is considered to be in accordance with the relevant policies.

8.42 All other relevant policies and considerations, including equalities, have been taken into account.

This page is intentionally left blank

PLANNING COMMITTEE AGENDA

PART 8: Other Planning Matters

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.

This page is intentionally left blank

PLANNING COMMITTEE AGENDA

18th July 2019

Part 8 Other Planning Matters

Item 8.1

Report of: Director of Planning and Strategic Transport Author: Pete Smith	Title: Weekly Planning Decisions
---	--

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 24th June 2019 and 5th July 2019.
- 1.8 During this period the service issued 200 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 5 applications were withdrawn by the applicants (which also appear in the list).
- 1.9 Out of the 200 decisions made, 29 were refused/part refused (14.5%). Therefore the approval rate was 85.5%. It is interesting to note the increase in the number of applications for prior approval for larger house extensions (following the Government's decision to make such a process a permanent fixture).
- 1.10 Notable decisions include the following:
- Discharge of pre commencement conditions in respect of Cambridge House (16-18 Wellesley Road) which is understood to be starting on site soon pursuant to planning permission for demolition of existing buildings and the erection of a 26 storey building with double height ground floor plus basement level comprising 63x2 bedroom, 20x1 bedroom and 9x3 bedroom flats (issued on 6th March 2017 – LBC Ref 16/03368/P)
 - The proposal for residential redevelopment of land to the R/O 47 Portland Road (LBC Ref 18/04630/FUL) was refused planning permission for multiple reasons including the loss of an existing Tier 4 Employment site, the schemes failure to respect the character and

appearance of the South Norwood Conservation Area and impact on neighbouring residential amenity.

- The proposal for the erection of a block of 4 apartments and 3 houses at 199-201A Albert Road (LBC Ref 19/00846/FUL) was refused planning permission for multiple reasons including the loss of employment related floorspace, the quality of the residential accommodation and the impact of the development on on-street car parking capacity.

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).

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)

Ref. No. :	19/01862/HSE	Ward :	Addiscombe East
Location :	23 East India Way Croydon CR0 6NZ	Type:	Householder Application
Proposal :	Erection of loft conversion with a dormer in the rear roof slope and roof lights in the front roof slope, and the alteration of the garage into a habitable room.		
Date Decision:	28.06.19		

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02375/CAT
Location : 12 Wavell Court
9 Elgin Road
Croydon
CR0 6XB
Ward : **Addiscombe East**
Type: Works to Trees in a
Conservation Area
Proposal : T1: Cherry - 1m crown reduction. T2: Unknown (Sorbus spp) - 1m crown reduction.

Date Decision: 25.06.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02716/CAT
Location : 85 Elgin Road
Croydon
CR0 6XD
Ward : **Addiscombe East**
Type: Works to Trees in a
Conservation Area
Proposal : 1A. 1 x Bamboo - Reduce the front and side back to the red line and reduce the height down to just above the fence.
1. 1 x Palm - Crown lift by removing the lower fronds and remove all the seed pods.
2. 1 x Holly Tree - Fell to ground level and poison the stump the tree has out grown the position.
3. 1 x Yew Tree - Reduce the height down to the same height as the palm tree and hedge cut and reduce back as tight possible keeping a round shape as best as possible.

Date Decision: 05.07.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/03044/LP
Location : 97 Dalmally Road
Croydon
CR0 6LY
Ward : **Addiscombe East**
Type: LDC (Proposed) Operations
edged
Proposal : Proposed rear dormer extensions to existing rear roof slopes and three rooflights

Date Decision: 04.07.19

Lawful Dev. Cert. Granted (proposed)

Level:

Ref. No. : 19/01995/DISC
Ward : **Addiscombe West**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 14 Amberley Grove
Croydon
CR0 6ND

Type: Discharge of Conditions

Proposal : Discharge of conditions 3 (Refuse and Cycle Storage), 4 (Landscaping) and 6 (Screening) for permission 18/04315/CONR - Demolition and erection of single storey side extension, part single storey part two storey rear extension to facilitate the conversion into 2 two bedroom flats and 1 three bedroom flat; provision of cycle storage, bin store and landscaping.

Date Decision: 27.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02010/HSE
Location : 33 Brampton Road
Croydon
CR0 6JN

Ward : **Addiscombe West**
Type: Householder Application

Proposal : Demolition of garage and erection of a two storey side extension, single storey rear extension, hip to gable and dormer extensions

Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02055/DISC
Location : 207 Davidson Road
Croydon
CR0 6DP

Ward : **Addiscombe West**
Type: Discharge of Conditions

Proposal : Details pursuant to conditions 2 (Refuse storage, not approved) and 3 (Cycle storage, approved) of planning permission 18/05277/FUL granted for conversion of single dwelling to 7 person HMO..

Date Decision: 28.06.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/02100/GPDO
Location : 36 Stretton Road
Croydon
CR0 6EP

Ward : **Addiscombe West**
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02244/GPDO
Location : 115 Northway Road
Croydon
CR0 6JJ

Ward : Addiscombe West
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4.5 metres with a maximum height of 2.95 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02761/TRE
Location : 152 Turnpike Link
Croydon
CR0 5NZ

Ward : Addiscombe West
Type: Consent for works to protected
trees

Proposal : T1 - unkown - Prune back to previous pruning points - (TPO no. 23 of 2016)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01729/LP
Location : 13 Woodland Road
Thornton Heath
CR7 7LP

Ward : Bensham Manor
Type: LDC (Proposed) Operations
edged

Proposal : Demolition and erection of single storey rear extension, and erection of loft conversion, with roof lights in front roof slope and a dormer in rear roof slope.

Date Decision: 25.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01735/FUL
Location : 52 Brook Road
Thornton Heath
CR7 7RB

Ward : Bensham Manor
Type: Full planning permission

Proposal : Conversion of existing house into two self contained flats.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 03.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02003/FUL **Ward : Bensham Manor**
Location : 76 Bensham Manor Road **Type: Full planning permission**
Thornton Heath
CR7 7AU
Proposal : Erection of "L" shaped single storey rear extension. Alterations to existing single bedroom residential unit to provide a two bedroom residential unit.

Date Decision: 25.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02097/HSE **Ward : Bensham Manor**
Location : 12 Pitt Road **Type: Householder Application**
Thornton Heath
CR7 7BT
Proposal : Erection of a single storey side and rear extension to the house

Date Decision: 27.06.19

Permission Granted

Level:

Ref. No. : 19/02255/GPDO **Ward : Bensham Manor**
Location : 6 Kimberley Road **Type: Prior Appvl - Class A Larger**
Croydon **House Extns**
CR0 2PU
Proposal : Erection of single storey rear extension projecting out 5 metres from the rear wall of the original dwelling house with a maximum height of 2.5 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/01043/FUL **Ward : Broad Green**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 34 The Wandle Park Trading Estate Type: Full planning permission
Factory Lane
Croydon
CR0 3RL

Proposal : Retrospective application for change of use from B8 (warehouse) to Sui Generis (rental car business), alterations and rearrangement of car park to facilitate erection of a car wash structure

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01541/FUL **Ward : Broad Green**
Location : 188 - 192 London Road Type: Full planning permission
Croydon
CR0 2TE

Proposal : Alterations, erection of dormer extensions in rear, side and rear roof slopes, and use of roofspace as a studio flat, and provision of associated refuse and cycle storage.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02306/DISC **Ward : Broad Green**
Location : 1-40 Dartmouth House Type: Discharge of Conditions
Elmwood Road
Croydon
CR0 2SL

Proposal : Details pursuant to condition 6 (vehicle charging points) of planning permission 18/00250/FUL granted for refurbishment and improvement works to the existing high and low rise residential blocks on the estate, including provision of storage areas , landscaping (with new play area) and car parking

Date Decision: 05.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02963/LP **Ward : Broad Green**
Location : 109 Sutherland Road Type: LDC (Proposed) Operations
Croydon edged
CR0 3QL

Proposal : Erection of a dormer extension in the rear roof slope and roof lights in the front roof slope

Date Decision: 05.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02985/LP	Ward :	Broad Green
Location :	82 Pemdevon Road Croydon CR0 3QP	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of rear dormer window and insertion of two roof windows to front roof slope in connection with loft conversion.		

Date Decision: 04.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02987/LP	Ward :	Broad Green
Location :	65 Mitcham Road Croydon CR0 3RR	Type:	LDC (Proposed) Operations edged
Proposal :	Erection of dormer extensions on the rear roof slopes and roof lights on the front roof slope		

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/01975/FUL	Ward :	Crystal Palace And Upper Norwood
Location :	Telephone Exchange Church Road Upper Norwood London SE19 2QW	Type:	Full planning permission
Proposal :	Installation of 4 No. new aluminium acoustic louvres and replacement of 2 existing louvres with full length aluminium acoustic louvres.		

Date Decision: 02.07.19

Permission Granted

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Ref. No. : 19/02129/DISC
Ward : **Crystal Palace And Upper Norwood**
Location : 1 Carberry Road
Upper Norwood
London
SE19 3RU
Type: Discharge of Conditions
Proposal : Discharge of Condition 02 attached to planning permission 18/04805/HSE for erection of single/two storey rear extension and alterations.

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02315/DISC
Ward : **Crystal Palace And Upper Norwood**
Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX
Type: Discharge of Conditions
Proposal : Partial discharge of condition 4 (Detailed Design) attached to permission 16/06512/FUL for demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats; provision of associated car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK F REMOVED, BLOCK B INCREASED IN HEIGHT BY 1 STOREY, RETENTION OF A NUMBER OF TREES).

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02380/TRE
Ward : **Crystal Palace And Upper Norwood**
Location : 6 The Woodlands
Upper Norwood
London
SE19 3EG
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal :

T1-Lime

To reduce tops by 3m, back to previous reduction points

To reduce side branches by 1.5m

To crown raise to 4m

T2-Oak

To fell as close to ground level as possible

T3-Oak

To reduce long lower lateral branches extending towards communal garden area by 3m

To reduce remaining crown by 2m

To crown raise to 5m

T4-Oak

To shorten laterals extending towards flats by 2m

T5 - 3 x Ash Saplings

To fell as close to ground level as possible

T6-Ash

To remove 3 lowest branches and reduce crown by 2m

(TPO no. 28, 1987)

Date Decision: 25.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02417/HSE

Ward : **Crystal Palace And Upper Norwood**

Location : 6 Forsyte Crescent
Upper Norwood
London
SE19 2QN

Type: Householder Application

Proposal : Temporary use of existing outbuilding as primary living accommodation for a period of up to 12 months (during the construction of extensions previously approved)

Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02543/DISC

Ward : **Crystal Palace And Upper Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Great Northwood House
82 Crown Dale
Upper Norwood
London

Type: Discharge of Conditions

Proposal : Details pursuant to Condition 14 (visibility splays) of planning permission 17/05339/FUL granted 2017 for demolition of the existing house; erection of a two storey building with accommodation within the roof space comprising 1 three bedroom; 6 two bedroom and 2 one bedroom flats formation of vehicular access and provision of associated parking.

Date Decision: 05.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02627/NMA

Ward : **Crystal Palace And Upper Norwood**

Location : Parcels Of Land Adjacent To Auckland Rise,
Church Road And Sylvan Hill
London
SE19 2DX

Type: Non-material amendment

Proposal : Non Material Amendment to planning permission 16/06512/FUL for the Demolition of buildings and erection of 6 buildings varying between three and five storeys in height comprising 29 two bedroom and 28 one bedroom flats. Provision of associated car parking, landscaping and other associated works (AMENDED PLANS RECEIVED - BLOCK F REMOVED, BLOCK B INCREASED IN HEIGHT BY 1 STOREY, RETENTION OF A NUMBER OF TREES)

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02991/LP

Ward : **Crystal Palace And Upper Norwood**

Location : 66 Orleans Road
Upper Norwood
London
SE19 3TA

Type: LDC (Proposed) Operations edged

Proposal : Erection of rear dormer window and front roof lights, loft conversion and demolition of existing chimney

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 18/02695/FUL
Location : 23 The Drive
Coulsdon
CR5 2BL
Ward : **Coulsdon Town**
Type: Full planning permission
Proposal : Construction of a part one/part three storey four bedroom detached house in rear garden with associated access driveway from The Drive, car parking and refuse storage
Date Decision: 05.07.19

Permission Granted

Level: Planning Committee - Minor Applications

Ref. No. : 19/00700/HSE
Location : 346 Chipstead Valley Road
Coulsdon
CR5 3BF
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Erection of single storey rear extension
Date Decision: 26.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00969/HSE
Location : 93 Rickman Hill
Coulsdon
CR5 3DT
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Alterations, erection of a two storey side extension and a single storey rear extension
Date Decision: 04.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01755/FUL
Location : 231 Chipstead Valley Road
Coulsdon
CR5 3BY
Ward : **Coulsdon Town**
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Change of use from commercial (A1/A2) to beauty salon (sui generis)

Date Decision: 24.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01940/ADV
Location : 231 Chipstead Valley Road
Coulsdon
CR5 3BY

Ward : Coulsdon Town
Type: Consent to display
advertisements

Proposal : Installation of illuminated fascia sign

Date Decision: 25.06.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/01997/LP
Location : 11 South Drive
Coulsdon
CR5 2BJ

Ward : Coulsdon Town
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a hip to gable roof extension and a rear dormer with installation of 2 rooflights to the front roof slope

Date Decision: 25.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02022/HSE
Location : 36 The Netherlands
Coulsdon
CR5 1ND

Ward : Coulsdon Town
Type: Householder Application

Proposal : Erection of a single storey rear extension

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02142/HSE
Location : 8 Rickman Hill
Coulsdon
CR5 3DL

Ward : Coulsdon Town
Type: Householder Application

Proposal : Part single, part two storey side extension and single storey rear extension

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02151/HSE
Location : 54 Downs Road
Coulsdon
CR5 1AA
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Construction of a hip to gable roof extension and rear dormer, installation of 3 x rooflights to the front roof slope, enlargement of ground floor terrace and basement garden room below, conversion of internal garage into a habitable room, and associated works/alterations.

Date Decision: 05.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02213/HSE
Location : 80 Woodlands Grove
Coulsdon
CR5 3AG
Ward : **Coulsdon Town**
Type: Householder Application
Proposal : Proposed single storey side extension, raised rear patio, new vehicle cross-over and raised parking bay to front and steps

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02328/TRE
Location : 4 Charlton Gardens
Coulsdon
CR5 1AS
Ward : **Coulsdon Town**
Type: Consent for works to protected trees
Proposal : T1 - Sycamore - reduce canopy by removing approximately 2 metres from the overall crown radius, thin by 10% and remove all deadwood.
(TPO no. 12, 1968)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02662/NMA
Ward : **Coulsdon Town**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 37 Smitham Downs Road
Purley
CR8 4NG
Type: Non-material amendment

Proposal : Non-material amendment to planning permission 19/00235/FUL (Conversion and extension of existing house to form three flats (Class C3), demolition of garage and erection of three storey building to form 6 flats (Class C3) and associated car parking, cycle and refuse storage) to alter size and location of some windows and insertion of new windows and rooflight, alter appearance of glazed link, and to relocate the bin store.

Date Decision: 03.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02759/TRE
Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL
Ward : **Coulsdon Town**
Type: Consent for works to protected trees

Proposal : Crown lift four trees T317-T320 (3 Horse Chestnut and One Sycamore) on property (east side) only by pruning secondary and drooping growth to affect around 6m height clearance from gardens. Tree T321 Dead stump - Remove and replant with Red Horse Chestnut 3-4m ht pot grown. Holly Hedgerow on Portnalls Road, Remove 20m section of hedgerow on Portnalls Road

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02808/TRE
Location : Cane Hill Park Development Site
Brighton Road
Coulsdon
CR5 3YL
Ward : **Coulsdon Town**
Type: Consent for works to protected trees

Proposal : Propose to fell the following trees due to significant defects and risk of failure, as confirmed by Rob Goode tree officer in attendance at on-site meeting. FELL: W1 Elder, W1A Cherry, T7 Beech, T19 sweet Chesnut, T40 Oak, T51 Oak, W20 Sweet Chestnut, WH2 Cypress, W2N Chestnut, W2k Yew, T95 Cypress, T1096 willow, T1075 Willow, T1438 Birch, T82 Birch, T70 goat willow, G3 Oak (TPO no. 25, 1993)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 18/04861/HSE **Ward : Fairfield**
Location : 22A Chatsworth Road **Type: Householder Application**
Croydon
CR0 1HA
Proposal : Erection of single storey side/rear extension
Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 18/05903/DISC **Ward : Fairfield**
Location : Carolyn House **Type: Discharge of Conditions**
26 Dingwall Road
Croydon
CR0 9XF
Proposal : Discharge of condition 10 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: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00799/DISC **Ward : Fairfield**
Location : Former Site Of Taberner House And The **Type: Discharge of Conditions**
Queen's Gardens
Park Lane
Croydon
CR9 3JS

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Discharge of Condition 10 (Privacy Measures on northern elevation of block 1 and block 2) attached to planning permission 17/05158/CONR for the erection of four buildings ranging in height from 13 to 35 storeys comprising 514 residential units (use class C3), flexible A1/A2/A3/A4/B1/D1 space at ground level of the buildings, new basement areas (including demolition of parts of existing basement), landscaping (including re-landscaping of Queen's Gardens), new pavilion cafe in Queen's Gardens (use class A3), access, servicing and associated works.

Date Decision: 04.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01025/FUL

Ward : **Fairfield**

Location : Former Croydon College Of Art
Barclay Road
Croydon
CR9 1DX

Type: Full planning permission

Proposal : Refurbishment including external alterations to existing building together with a change of use to mixed use residential C3 (58 units) and community use D1 (750 sq.m) plus associated works including minor demolition, landscaping and parking.

Date Decision: 25.06.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01532/DISC

Ward : **Fairfield**

Location : Cambridge House
16-18 Wellesley Road
Croydon
CR0 2DD

Type: Discharge of Conditions

Proposal : Discharge of condition 3 (Site Investigation) attached to planning permission 16/03368/P for demolition of existing buildings; erection of 26 storey building with double height ground floor plus basement level comprising 63 two bedroom, 20 one bedroom and 9 three bedroom flats; provision of access, landscaping and 3 parking spaces.

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01587/ADV

Ward : **Fairfield**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Fairfield Halls
Park Lane
Croydon
CR9 1DG

Type: Consent to display advertisements

Proposal : Installation of 8 digital poster display signs to the front of Fairfield Halls

Date Decision: 27.06.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/01750/FUL
Location : 250 High Street
Croydon
CR0 1NF

Ward : **Fairfield**
Type: Full planning permission

Proposal : Change of use from Minicab Office (Sui Generis) to Nail Bar/Beauty/Tanning Salon (Sui Generis)

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01911/DISC
Location : 2A Howley Road
Croydon
CR0 1AZ

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

Proposal : Discharge of conditions 2 (Remediation Strategy), 5 (Foundations), 6 (Archaeological Report) and 10 (Materials) of permission 18/04627/FUL - Demolition and erection of a two storey building consisting of 2 x one bedroom flats with associated landscaping

Date Decision: 05.07.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/01979/FUL
Location : 4-5 Wellesley Parade
Wellesley Road
Croydon
CR0 2AJ

Ward : **Fairfield**
Type: Full planning permission

Proposal : Demolition of existing single storey retail unit. Erection of 3 storey (replacement) building comprising a retail unit on the ground floor, with 2 x 1 and 1 x 3 bedroom units above along with associated amenity space, bin storage and cycle parking.

Date Decision: 03.07.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01996/FUL **Ward : Fairfield**
Location : Renaissance House Type: Full planning permission
9-16 Dingwall Road
Croydon
CR0 2NA

Proposal : Erection of extended plant enclosure to accommodate installation of new heat pump infrastructure

Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02019/DISC **Ward : Fairfield**
Location : Rear Of 23 And 25 George Street Type: Discharge of Conditions
Croydon
CR0 1LA

Proposal : Part discharge of condition 15 - Archaeology Stage 1 Written Scheme of Investigation - attached to planning permission 18/03907/FUL for; demolition of existing buildings, erection of 1 three storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor, ancillary storage/laundry room, and 4 x 2 bedroom duplex flats on the upper floors, and erection of 1 two storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor and 3 x 1 bedroom flats on first floor, provision of associated landscaping, and provision of associated refuse and cycle storage.

Date Decision: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02122/ADV **Ward : Fairfield**
Location : Sunley House Type: Consent to display
4 Bedford Park advertisements
Croydon
CR0 2AP

Proposal : Erection of non-illuminated freestanding pole mounted advertisement sign of 2m(H) X 1.2m(w) and 1m(H) X 1m(w) to the front grounds of the building and installation of illuminated signage above the GYM entrance door 1m(H) X 0.8m(w)

Date Decision: 04.07.19

Consent Granted (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/02144/FUL **Ward : Fairfield**
Location : 51B Chatsworth Road Type: Full planning permission
Croydon
CR0 1HF
Proposal : Erection of first floor rear balcony
Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02204/DISC **Ward : Fairfield**
Location : Former Essex House Type: Discharge of Conditions
George Street
Croydon
Proposal : Approval of details pursuant to condition 21 (wind mitigation) of planning permission 17/04201/FUL (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: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02305/DISC **Ward : Fairfield**
Location : Rear Of 23 And 25 George Street Type: Discharge of Conditions
Croydon
CR0 1LA
Proposal : Discharge of condition 16 (Land Contamination) attached to planning permission 18/03907/FUL for demolition of existing buildings, erection of 1 three storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor, ancillary storage/laundry room, and 4 x 2 bedroom duplex flats on the upper floors, and erection of 1 two storey building comprising 3 commercial units (B1b/B1c Use Class) at ground floor and 3 x 1 bedroom flats on first floor, provision of associated landscaping, and provision of associated refuse and cycle storage.
Date Decision: 25.06.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02391/FUL **Ward : Fairfield**
Location : Sunley House **Type: Full planning permission**
4 Bedford Park
Croydon
CR0 2AP

Proposal : Provision of mezzanine floor, internal alteration at lower ground floor, erection of external metal fire escape staircase, erection of air condition condenser unit (x4) at the ground floor and provision of outdoor lighting, alteration to front boundary wall and provision of part-hardstanding surface.

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02485/TRE **Ward : Fairfield**
Location : Shannon Court **Type: Consent for works to protected trees**
Tavistock Road
Croydon
CR0 2AL

Proposal : 2x Lime trees at front of property: Request consent to crown lift to 2.5m from ground level to clear for pedestrians.
(TPO no. 19, 2016)

Date Decision: 25.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 18/04522/FUL **Ward : Kenley**
Location : Builders Merchants Adjoining 104 Godstone **Type: Full planning permission**
Road
Kenley
CR8 5AE

Proposal : Continued use of site as builders merchants and associated yard (sui generis) including car parking, storage (containers and carcassing) and extension of the builders merchant use into adjacent field for storage purposes (carcassing, car parking and retention of vehicle turning head) (amended description)

Date Decision: 05.07.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Permission Granted

Level: Planning Committee

Ref. No. : 19/01946/FUL **Ward : Kenley**
Location : 1 New Barn Lane Type: Full planning permission
Whyteleafe
CR3 0EX
Proposal : Erection of 1 no 2 Bed bungalow, 2 no 3 Bed 2.5 storey semi-detached units, with associated parking landscaping.
Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01947/FUL **Ward : Kenley**
Location : 1 New Barn Lane Type: Full planning permission
Whyteleafe
CR3 0EX
Proposal : Proposed new build of 1 no 2 Bed 1.5 storey, 2 no 3 Bed 2.5 storey terrace, with associated parking landscaping.
Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01969/HSE **Ward : Kenley**
Location : 104 Haydn Avenue Type: Householder Application
Purley
CR8 4AF
Proposal : Erection of a front porch and single storey side/rear extensions following demolition of existing garage; and provision of a rear raised terrace together with associated privacy screens, balustrades and external staircase.
Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01988/HSE **Ward : Kenley**
Location : Birch Lea Type: Householder Application
3 Uplands Road
Kenley
CR8 5EE

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Alterations, erection of single/two storey front/side/rear extension and open sided car port at side

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02036/LP

Ward : Kenley

Location : 62 Haydn Avenue
Purley
CR8 4AF

Type: LDC (Proposed) Operations edged

Proposal : Construction of a hip-to gable end roof extension, dormer extension on the rear roof slope and installation of rooflights in the front roof slope.

Date Decision: 24.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02274/GPDO

Ward : Kenley

Location : 239 Old Lodge Lane
Purley
CR8 4AZ

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3.104 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02492/TRE

Ward : Kenley

Location : Land Adjoining 2-5 Summerswood Close
Longwood Road
Kenley

Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : T1 - Common Oak
To reduce remaining crown to a height matching stem breakage wound at 10m height

T2 - Common Oak
To reduce to a 4.5m high habitat feature

G1 - Sycamore Holly
To fell to ground level all Sycamore/Holly small trees of a stem diameter up to 150mm located within 5m of no:29 Kenley Lane's rear boundary fence (TPO no. 120)

Date Decision: 25.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02515/TRE
Location : 5 Denefield Drive
Kenley
CR8 5GR
Proposal : 1 x Large Beech - Reduce & shape crown by 2.5m
(TPO no. 87, 2008)

Ward : Kenley
Type: Consent for works to protected trees

Date Decision: 25.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02579/TRE
Location : Highlea
Golf Road
Kenley
CR8 5ES
Proposal : T1: Silver Birch - Fell due to leaning towards house.
(TPO no. 190)

Ward : Kenley
Type: Consent for works to protected trees

Date Decision: 25.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02841/TRE
Location : Blackdown, Firs Road
Kenley
CR8 5LH
Proposal : T1: Silver Birch - Fell due to leaning towards house.
(TPO no. 190)

Ward : Kenley
Type: Consent for works to protected trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : 2 x Larch - Reduce lateral spread growing over the drive of 'Purdue' by 1.5m leaving 3m (TPO no. 77 of 2008).

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 18/06187/FUL
Location : Timebridge Community Centre
Field Way
Croydon
CR0 9AZ

Ward : New Addington North
Type: Full planning permission

Proposal : Demolition of existing Timebridge Community Centre and erection of new two storey school, car parking, play areas, landscaping and associated works.

Date Decision: 28.06.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/00888/FUL
Location : 1 - 42 Ashwood Gardens
Croydon

Ward : New Addington North
Type: Full planning permission

Proposal : Erection of Mobility Scooter Stores around the area of 1-42 Ashwood Gardens in five locations.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02292/FUL
Location : 12 Alwyn Close
Croydon
CR0 0QP

Ward : New Addington North
Type: Full planning permission

Proposal : Retention of conversion of single dwelling into two separate residential units (creation of an additional studio flat) and erection of cycle store to front

Date Decision: 03.07.19

Permission Refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/01247/HSE **Ward : New Addington South**
Location : 25 Aldrich Crescent **Type: Householder Application**
Croydon
CR0 0NP
Proposal : Demolition of the existing garage, erection of a single storey rear extension and a two-storey side/rear extension.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02154/HSE **Ward : New Addington South**
Location : 94 Queen Elizabeth's Drive **Type: Householder Application**
Croydon
CR0 0HE
Proposal : Demolition of shed, erection of two storey side extension, associated alterations

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02281/HSE **Ward : New Addington South**
Location : 160 Calley Down Crescent **Type: Householder Application**
Croydon
CR0 0EJ
Proposal : Erection of two storey side extension, two and single storey rear extension and porch to front.

Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02296/NMA **Ward : New Addington South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Land And Existing Demountable Houses Type: Non-material amendment
(Nos. 49A - 49E, 129A - 129E And 131A -
131B) To The East Of Warbank Crescent
New Addington
Croydon
CR0 0AZ

Proposal : Demolition of existing demountable houses and erection of 3 single/ three-storey
buildings comprising 21 two bedroom and 15 one bedroom flats, formation of vehicular
access and provision of associated car parking, landscaping and other associated works
(Non-material amendment to planning permission 16/06432/FUL).

Date Decision: 04.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/05726/FUL Ward : **Norbury Park**
Location : 100 & 102 Green Lane Type: Full planning permission
Thornton Heath
CR7 8BH

Proposal : Demolition of existing dwelling houses, erection of 4 detached two-storey 4 bedroom
houses (each with ancillary loft room and basement room), formation of vehicle access
from Virginia Road and formation of associated off-street parking to rear, and provision of
associated landscaping and boundary treatment.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01968/HSE Ward : **Norbury Park**
Location : 73 Highbury Avenue Type: Householder Application
Thornton Heath
CR7 8BQ

Proposal : Erection two storey side and rear extension

Date Decision: 25.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02250/GPDO Ward : **Norbury Park**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 68 Virginia Road
Thornton Heath
CR7 8EJ
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 2.83 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02360/GPDO
Location : 55 Westminster Avenue
Thornton Heath
CR7 8BS
Ward : **Norbury Park**
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 03.07.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02795/LP
Location : 26 Crescent Way
Norbury
London
SW16 3AJ
Ward : **Norbury Park**
Type: LDC (Proposed) Operations
edged

Proposal : Hip to gable loft conversion with rear dormer and 3 front rooflights

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01607/ADV
Location : 1118 London Road
Norbury
London
SW16 4DT
Ward : **Norbury And Pollards Hill**
Type: Consent to display
advertisements

Proposal : Installation of LED sign board at the front of shop

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 26.06.19

Consent Refused (Advertisement)

Level: Delegated Business Meeting

Ref. No. : 19/01855/LP
Location : 101 Norbury Crescent
Norbury
London
SW16 4JT
Proposal : The erection of a rear dormer with two roof lights in the front elevation

Ward : **Norbury And Pollards Hill**
Type: LDC (Proposed) Operations edged

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/01868/HSE
Location : 33 Melrose Avenue
Norbury
London
SW16 4RU
Proposal : Erection of outbuilding (garage) in rear garden

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Date Decision: 03.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01873/HSE
Location : 183 Tylecroft Road
Norbury
London
SW16 4TD
Proposal : Erection of single storey rear extension

Ward : **Norbury And Pollards Hill**
Type: Householder Application

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02158/HSE
Ward : **Norbury And Pollards Hill**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 222 Tylecroft Road
Norbury
London
SW16 4TQ

Type: Householder Application

Proposal : Alterations to include replacement windows to front and rear elevations, erection of single storey rear extension and installation of three rooflights in rear roofslope

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02238/GPDO

Location : 58 Melrose Avenue
Norbury
London
SW16 4QY

Ward : **Norbury And Pollards Hill**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4.38 metres from original rear wall with a maximum height of 2.85 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02248/GPDO

Location : 25 Colebrook Road
Norbury
London
SW16 5QS

Ward : **Norbury And Pollards Hill**

Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 4 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02846/LP

Location : 15 Semley Road
Norbury
London
SW16 4PS

Ward : **Norbury And Pollards Hill**

Type: LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Construction of hip to gable roof extension, erection of dormer extension in rear roofslope and installation of rooflight in front roofslope

Date Decision: 04.07.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/01957/HSE
Location : 10 Bradmore Way
Coulsdon
CR5 1PA

Ward : Old Coulsdon
Type: Householder Application

Proposal : Erection of single/two storey side extension and a single storey rear extension

Date Decision: 02.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02184/HSE
Location : 13 Fitzjames Avenue
Croydon
CR0 5DL

Ward : Park Hill And Whitgift
Type: Householder Application

Proposal : Alterations; erection of dormer extension in rear roofslope

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02337/DISC
Location : 14 Upfield
Croydon
CR0 5DQ

Ward : Park Hill And Whitgift
Type: Discharge of Conditions

Proposal : Approval of details pursuant to condition 2 (Materials) of planning permission 19/00522/HSE (Erection of first floor side extension with front and rear velux windows, single storey rear extension and internal alterations).

Date Decision: 26.06.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02556/CAT
Location : 15 St Bernard's
Croydon
CR0 5UL
Ward : **Park Hill And Whitgift**
Type: Works to Trees in a
Conservation Area
Proposal : T1 - Rowan To reduce regrown crown back by approximately 1m - to suitable secondary
growth points plus shape and balance
Reason - Repeat pruning - overgrown crown

Date Decision: 28.06.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/01568/HSE
Location : 2 Derwent Drive
Purley
CR8 1EP
Ward : **Purley Oaks And Riddlesdown**
Type: Householder Application
Proposal : Alterations, erection of a two storey side extension and a single storey ground floor rear
extension

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01631/DISC
Location : 63 Selcroft Road
Purley
CR8 1AL
Ward : **Purley Oaks And Riddlesdown**
Type: Discharge of Conditions
Proposal : Discharge of Condition 4 (Hard and Soft Landscaping) and Condition 5 (Sustainable
Urban Drainage) of Permission 18/00239/FUL (Demolition of the existing bungalow,
erection of a two storey plus roof and basement level property, creation of nine self-
contained residential units (C3) with associated car parking, bin and cycle stores, balcony
terraces and landscaping.)

Date Decision: 28.06.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01989/PA8 **Ward : Purley Oaks And Riddlesdown**
Location : Cappella Court **Type: Telecommunications Code System operator**
725 Brighton Road
Purley
CR8 2PG
Proposal : Prior approval for proposed telecommunications rooftop upgrade and associated works

Date Decision: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02043/HSE **Ward : Purley Oaks And Riddlesdown**
Location : 2 St Denys Close **Type: Householder Application**
Purley
CR8 2NU
Proposal : Alterations, erection of a single storey ground floor rear extension

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02687/TRE **Ward : Purley Oaks And Riddlesdown**
Location : Amenity Area 2 - 8 Parris Close **Type: Consent for works to protected trees**
South Croydon
CR2 0QX

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : T1 Birch crown Lift to 3 metres
T2 Cherry crown lift to 3 metres
T3 Beech crown lift to 5 metres over highway 3 metres over garden
T4 Beech crown lift to 5 metres over highway 3 metres over garden
T5 Field Maple crown lift to 5 metres over highway 3 metres over garden
T6 Oak crown lift to 5 metres over highway 3 metres over garden
T7 Lime crown lift to 5 metres over highway 3 metres over garden
T8 Lime crown lift to 5 metres over highway 3 metres over garden
T9 Lime crown lift to 5 metres over highway 3 metres over garden and prune back from street lamp
T10 Lime crown lift to 5 metres over highway 3 metres over garden
T11 Beech crown lift to 5 metres over highway 3 metres over garden
T12 Lime reduce back large lateral over highway by 2.5 metres crown lift to 5 metres over highway 3 metres over garden
T13 Cherry reduce back long lateral over highway by 2.5 metres crown lift to 5 metres over highway 3 metres over garden
T14 Cherry crown lift to 5 metres over highway 3 metres over garden
(TPO no. 20, 2009)

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 18/05892/DISC
Location : St Nicholas School
Reedham Drive
Purley
CR8 4DS
Ward : **Purley And Woodcote**
Type: Discharge of Conditions
Proposal : Discharge of Conditions 6 (Ventilation Details) and 20 (Materials) attached to PP 17/06229/FUL for the demolition of existing school buildings; erection of a replacement four storey school with associated car park, play areas, landscaping and associated works.

Date Decision: 04.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00751/HSE
Location : 1 Newton Road
Purley
CR8 3DN
Ward : **Purley And Woodcote**
Type: Householder Application

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Alterations; retention of partial demolition of the existing dwelling and garage with the erection of a two storey side and rear extension, front porch and front alterations, boundary treatment with gates and pillars and outbuilding (amended description)

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01259/DISC
Location : 51 Selcroft Road
Purley
CR8 1AJ
Proposal : Discharge of condition 4 (c) and (d) - Boundary treatment and vehicle site lines
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01713/DISC
Location : 55 Hillcrest Road
Purley
CR8 2JF
Proposal : Discharge of condition 10 of Planning Permission 18/03313/FUL
Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Date Decision: 03.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01971/GPDO
Location : 5 Godstone Road
Purley
CR8 2DH
Proposal : Notification for prior approval under the GPDO 2015 from change of use under Class M from retail (Class A1 to residential for conversion to form 1 x 2 bed flat (Class C3)
Ward : **Purley And Woodcote**
Type: Prior Appvl - Class M A1/A2 to dwelling

Date Decision: 24.06.19

(Approval) refused

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02074/HSE
Location : 64 Green Lane
Purley
CR8 3PJ
Proposal : Erection of a two storey side extension following partial demolition of existing garage.

Ward : **Purley And Woodcote**
Type: Householder Application

Date Decision: 27.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02099/CAT
Location : 17 Briar Hill
Purley
CR8 3LF
Proposal : 1 x Leaning Spruce - Fell The tree is windblown and leaning at a 45 degrees angle
1 x Cypress - Fell Close to house & to be removed for landscaping and new patio

Ward : **Purley And Woodcote**
Type: Works to Trees in a Conservation Area

Date Decision: 28.06.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02156/DISC
Location : 32 Hartley Down
Purley
CR8 4EA
Proposal : Discharge of condition 3 (Cycle/Refuse/Visibility Splays), 4 (Landscaping), 5 (Ground Floor Screening) attached to planning application 18/05364/CONR for the Variation of condition 6 (use of the first floor roof terrace as private amenity space) linked to Planning Application 17/05486/FUL for the alterations. Conversion to form 6 units following previous approval to convert this single dwelling house to 5 units granted permission under 16/02462/P.

Ward : **Purley And Woodcote**
Type: Discharge of Conditions

Date Decision: 03.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02256/GPDO
Ward : **Purley And Woodcote**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 8 Woburn Avenue
Purley
CR8 2AH
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5.5 metres with a maximum height of 3.65 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02447/CAT
Location : 4 Upper Woodcote Village
Purley
CR8 3HE
Ward : **Purley And Woodcote**
Type: Works to Trees in a
Conservation Area

Proposal : T1: Horse Chestnut - Fell. Failing all round the crown. Multiple dead limb. Rip-outs and bleeding canker visible.

Date Decision: 28.06.19

No objection (tree works in Con Areas)

Level: Delegated Business Meeting

Ref. No. : 19/02526/TRE
Location : 34A Selcroft Road
Purley
CR8 1AD
Ward : **Purley And Woodcote**
Type: Consent for works to protected
trees
Proposal : T3-Pine -Remove lowest branch overhanging (front garden) driveway - TPO no. 10 of 1983

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02551/TRE
Location : 26 Old Lodge Lane
Purley
CR8 4DF
Ward : **Purley And Woodcote**
Type: Consent for works to protected
trees

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : T1 Large Beech within rear garden; Lift and reduce away from property giving minimum 4m clearance (approximately 3m lateral reduction) back to good growth points on main scaffold limb. Lift remaining tree to 4m above ground level and thin by 25% evenly over whole tree.
T2 2x Lawsons Cypress forming 1 crown; approximately 30% height reduction and kill ivy.

Date Decision: 28.06.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02616/TRE **Ward :** **Purley And Woodcote**
Location : 41 Banstead Road **Type:** Consent for works to protected
Purley trees
CR8 3EB
Proposal : T2 Norway Maple -Crown reduce both trees by a maximum back to previous points.
(TPO No. 49, 2009)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02636/TRE **Ward :** **Purley And Woodcote**
Location : 39 Banstead Road **Type:** Consent for works to protected
Purley trees
CR8 3EB
Proposal : T1 - Horse Chestnut - Crown reduce back to previous points.
(TPO No. 49, 2009)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02660/TRE **Ward :** **Purley And Woodcote**
Location : 42 Grovelands Road **Type:** Consent for works to protected
Purley trees
CR8 4LA

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : 1 x Beech - Reduce lateral spread growing towards 1 Chichester Drive by 2.5m leaving approx 5m
To prune away to clear front of building and allow more light into property/garden (TPO no. 12, 1989)

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01612/HSE
Location : 43 Briton Hill Road
South Croydon
CR2 0JJ
Proposal : Erection of a single storey side extension
Ward : Sanderstead
Type: Householder Application

Date Decision: 28.06.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/01899/DISC
Location : 1A West Hill
South Croydon
CR2 0SB
Proposal : Discharge of condition 2 (Materials) attached to planning permission 18/01005/CONR for, demolition of existing dwelling: erection of two storey building with accommodation in roof space and basement, comprising 8 two bedroom flats and 1 three bedroom flat: formation of vehicular access and provision of 8 parking spaces, refuse store and bike storage.
Ward : Sanderstead
Type: Discharge of Conditions

Date Decision: 26.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02075/HSE
Location : 32 Langley Oaks Avenue
South Croydon
CR2 8DH
Proposal : Demolition of store, erection of two storey side extension, conversion of garage to habitable room, associated alterations
Ward : Sanderstead
Type: Householder Application

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02130/HSE
Location : 55 Arkwright Road
South Croydon
CR2 0LP
Proposal : first floor mansard dormer extension to the side of the existing house, to replace existing garage roof

Ward : **Sanderstead**
Type: Householder Application

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02310/DISC
Location : 29 Blacksmiths Hill
South Croydon
CR2 9AZ
Proposal : Discharge of conditions 3 (Travel Plan), 4 (cycle store) and 5 (EVCP) attached to planning permission 19/00561/FUL (Change of use from C3 dwelling house to C2 residential care home for up to 10 adults with learning difficulties)

Ward : **Sanderstead**
Type: Discharge of Conditions

Date Decision: 27.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02917/NMA
Location : 1 Village Way
South Croydon
CR2 9HX
Proposal : Non-material amendment to planning permission 18/03057/HSE (Proposed first floor roof extension to the side roof slope) to increase the width of the bathroom window and rooflight

Ward : **Sanderstead**
Type: Non-material amendment

Date Decision: 26.06.19

Approved

Level: Delegated Business Meeting

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 126 Littleheath Road
South Croydon
CR2 7SE
Type: LDC (Proposed) Operations
edged

Proposal : Construction of a single storey rear extension

Date Decision: 25.06.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/02185/HSE
Ward : **Selsdon And Addington
Village**

Location : 31 Crest Road
South Croydon
CR2 7JR
Type: Householder Application

Proposal : Single storey side/rear extension

Date Decision: 04.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02474/TRE
Ward : **Selsdon And Addington
Village**

Location : 97 Littleheath Road
South Croydon
CR2 7SL
Type: Consent for works to protected
trees

Proposal : T3: Pine - Crown lift to 3m from ground level and dead wood.
(TPO no. 13, 1977)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02760/TRE
Ward : **Selsdon And Addington
Village**

Location : 48 Crossways
South Croydon
CR2 8JN
Type: Consent for works to protected
trees

Proposal : T1 Oak - Prune back overhanging branches back to the rear boundary fence line - TPO
no. 51 of 2008

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01116/HSE
Location : 26 Croham Park Avenue
South Croydon
CR2 7HH
Ward : **South Croydon**
Type: Householder Application
Proposal : Alterations, erection of a ground floor rear extension and first floor rear extension

Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01812/FUL
Location : 11 Wells Close
South Croydon
CR2 7ZQ
Ward : **South Croydon**
Type: Full planning permission
Proposal : Installation of ground floor panel window to the side elevation and replacement of the ground floor window and door in the rear elevation with double glazed bifolding doors

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02175/DISC
Location : The Stag And Hounds
26 Selsdon Road
South Croydon
Ward : **South Croydon**
Type: Discharge of Conditions
Proposal : Discharge of conditions 7 (archaeology) and 11 (CO2 emissions) attached to planning permission 18/05698/CONR for Demolition of the existing building and erection of a three storey building with accomodation in roofspace comprising 1 x one bedroom, 4 x two bedroom and 2 x three bedroom flats and a pair of 3 bedroom semi-detached houses with associated vehicular access, parking and cycle/refuse storage

Date Decision: 26.06.19

Approved

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 25.06.19

Certificate Refused (Lawful Dev. Cert.)

Level: Delegated Business Meeting

Ref. No. : 19/02686/LP

Ward : Selhurst

Location : 8 Grenaby Avenue
Croydon
CR0 2EG

Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer in the rear roof slope and roof lights in the front roof slope

Date Decision: 28.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02915/NMA

Ward : Selhurst

Location : Elizabeth House
97 St James's Road
Croydon
CR0 2UU

Type: Non-material amendment

Proposal : Non material amendment for use of property as a 15 bedroom house of multiple occupation. The applicaiton is to amend a previous proposal for use as a 14 bedroom house of multiple occupation ref 17/00748/ful (as amended 17/03166/NMA and 18/02667/NMA) .

Date Decision: 04.07.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/01761/FUL

Ward : Shirley North

Location : Pegasus
Fairhaven Avenue
Croydon
CR0 7RX

Type: Full planning permission

Proposal : Demolition of existing dwelling and erection of a 3-storey block, containing 3 x 3 bedroom houses and 6 x 2 bedroom apartments with associated access, 9 parking spaces, cycle storage and refuse store.

Date Decision: 03.07.19

Permission Granted

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Planning Committee

Ref. No. : 19/02023/LP
Location : 9 Wilks Gardens
Croydon
CR0 8UH
Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged
Proposal : Lawful Development Certificate: (192) for the construction of a new single storey side/rear extension

Date Decision: 28.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02077/HSE
Location : 42 Shirley Park Road
Croydon
CR0 7EU
Ward : **Shirley North**
Type: Householder Application
Proposal : Erection of a single storey rear extension

Date Decision: 02.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02083/RSM
Location : Land R/O 6-8 Woodmere Close
Croydon
CR0 7PN
Ward : **Shirley North**
Type: Approval of reserved matters
Proposal : Erection of a 3-Bed detached dwelling (approval of reserved matters attached to outline planning permission 18/03817/OUT)

Date Decision: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02150/LP
Location : 19 Burrell Close
Croydon
CR0 7QL
Ward : **Shirley North**
Type: LDC (Proposed) Operations
edged
Proposal : Garage conversion to residential floor space, replacement window to rear.

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02386/GPDO
Location : 13 Overstone Gardens
Croydon
CR0 7NS

Ward : Shirley North
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 2.94 metres

Date Decision: 28.06.19

Approved (prior approvals only)

Level: Delegated Business Meeting

Ref. No. : 19/02567/NMA
Location : Parcels Of Land Adjacent To Longheath
Gardens And Long Lane
Croydon
CR0 1XT

Ward : Shirley North
Type: Non-material amendment

Proposal : Non material amendment to planning permission 16/06508/FUL, for the demolition of existing garages and erection of 6 buildings varying in height between 2 and 6 storeys comprising a total of 23 two bed and 30 one bed flats, provision of associated car parking, landscaping and other associated works.

Date Decision: 28.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02688/LP
Location : 19 Shirley Avenue
Croydon
CR0 8SL

Ward : Shirley North
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a rear dormer and rooflights in the front roofslope

Date Decision: 04.07.19

Lawful Dev. Cert. Granted (existing)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02755/TRE
Location : 8 Coverack Close
Croydon
CR0 7ND

Ward : Shirley North
Type: Consent for works to protected trees

Proposal : English Oak (T1) - Fell and treat stump
English Oak (T2) - Fell and treat stump
English Oak (T3) - Fell and treat stump
(TPO no. 6 Of 1973)
Site monitoring detail attached

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/02782/TRE
Location : 1 Coverack Close
Croydon
CR0 7ND

Ward : Shirley North
Type: Consent for works to protected trees

Proposal : T1 = Large OAK - Reduce crown height by 1.5m, reduce lateral branches by 1.5-2m, pruning back to suitable growth points.
T2 = Medium CONIFER Fell and grind stump to 300mm below existing ground level.
(TPO no. 6 of 1973).

Date Decision: 05.07.19

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/01127/HSE
Location : 22 Pinewood Close
Croydon
CR0 5EX

Ward : Shirley South
Type: Householder Application

Proposal : Alterations, erection of a two storey side extension and front porch

Date Decision: 03.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01268/HSE **Ward : Shirley South**
Location : 17 Tanglewood Close Type: Householder Application
Croydon
CR0 5HX
Proposal : Erection of first floor side extension, single storey rear extension, rear access gate, alterations to fenestration, introduction of rooflights, associated alterations

Date Decision: 27.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01689/CONR **Ward : Shirley South**
Location : 59 Upper Shirley Road Type: Removal of Condition
Croydon
CR0 5HE
Proposal : Variation of condition 1 for permission 17/03889/FUL to change plans and description to -
Demolition of existing building and erection of two storey building with accommodation in
roof space comprising of 1 x 1 bedroom, 5 x 2 bedroom and 1 x 3 bedroom flats.
Formation of 7 car parking spaces, cycle and refuse stores

Date Decision: 03.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02053/FUL **Ward : Shirley South**
Location : Shirley High School Type: Full planning permission
Shirley Church Road
Croydon
CR0 5EF
Proposal : Construction of single storey extension to existing sports hall to provide additional
storage accommodation.

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02295/GPDO **Ward : Shirley South**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 172 Bridle Road
Croydon
CR0 8HL
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 5 metres with a maximum height of 3 metres

Date Decision: 26.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 18/04630/FUL
Location : Land To Rear Of 47
Portland Road
South Norwood
London
SE25 4UF
Ward : **South Norwood**
Type: Full planning permission

Proposal : Demolition of car repair garage (B2) and erection of a two bedroom, two storey dwellinghouse with associated car parking space and refuse storage

Date Decision: 02.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01637/CONR
Location : 16 And 18 Lawrence Road
South Norwood
London
SE25 5AA
Ward : **South Norwood**
Type: Removal of Condition

Proposal : Removal of Condition 6 attached to Planning Permission 18/03858/FUL (Demolition of existing garages and erection of side and rear extensions to create 6 additional bedrooms to an existing HMO at No.16 and 18 Lawrence Road (amended description)).

Date Decision: 28.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01965/DISC
Ward : **South Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Selhurst Railway Station
Selhurst Road
South Norwood
London
SE25 6XP

Type: Discharge of Conditions

Proposal : Discharge of Conditions 2 (external materials) and 3 (platform 1 lift area layout) of application 17/05182/GPDO for 'Installation of 3 lift shafts and associated lift motor rooms, lobbies and walkways: relocation of bicycle shelters.'

Date Decision: 04.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02042/DISC
Location : 14 Sangley Road
South Norwood
London
SE25 6QT

Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Details pursuant to Condition 6 (Carbon) , 7 (Water), 10 (Drainage); New rear dormer, ground floor rear extension and formation of roof terraces as part of the conversion of existing house to provide 3 flats (2 x 1 bedroom (1 and 2 person) and 1 x 2 bedroom (4 person)).

Date Decision: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02085/DISC
Location : 16 High Street
South Norwood
London
SE25 6ET

Ward : **South Norwood**
Type: Discharge of Conditions

Proposal : Discharge of Condition 6 - Construction Logistics Plan - attached to Planning Permission 17/04253/FUL for Alterations, Construction of second floor and use of part of ground, first and second floors as 3 Studio and 3 one Bedroom flats.

Date Decision: 25.06.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02133/LP
Ward : **South Norwood**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 48 Cromer Road
South Norwood
London
SE25 4HH
Type: LDC (Proposed) Operations
edged
Proposal : Erection of a rear dormer and three front rooflights

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02333/LP
Location : 112 South Norwood Hill
South Norwood
London
SE25 6AQ
Type: LDC (Proposed) Operations
edged
Ward : **South Norwood**
Proposal : Erection of single storey rear extension, dormer extension in the rear roofslope and 3 rooflights in the front roofslope.

Date Decision: 04.07.19

Lawful Dev. Cert. Granted (existing)

Level: Delegated Business Meeting

Ref. No. : 19/02684/NMA
Location : 63 High Street
South Norwood
London
SE25 6EF
Type: Non-material amendment
Ward : **South Norwood**
Proposal : Non material amendment to planning application 16/00878/P for Construction of second floor to provide an additional 1 one bedroom and 1 studio flats (to provide access to roof to be used as a roof terrace).

Date Decision: 04.07.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 18/05117/FUL
Ward : **Selsdon Vale And Forestdale**

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 119 Old Farleigh Road Type: Full planning permission
South Croydon
CR2 8QD

Proposal : Demolition of existing bungalow and erection of a terrace of 3x three bedroom houses with shared access and drive way using the existing entrance from old Farleigh road and 2x one bedroom house to the rear accessed from Mapleleaf close.

Date Decision: 05.07.19

Permission Granted

Level: Planning Committee

Ref. No. : 19/02063/HSE Ward : **Selsdon Vale And Forestdale**
Location : 24 Quail Gardens Type: Householder Application
South Croydon
CR2 8TF

Proposal : Enlargement of the existing external side garage and conversion into a habitable room.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02073/HSE Ward : **Selsdon Vale And Forestdale**
Location : 61 Goldfinch Road Type: Householder Application
South Croydon
CR2 8SR

Proposal : Construction of a front porch extension. Enlargement and conversion of the existing garage into a habitable room.

Date Decision: 25.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02098/TRE Ward : **Selsdon Vale And Forestdale**
Location : 5 Beech Way Type: Consent for works to protected trees
South Croydon
CR2 8QR

Proposal : T1, Sycamore - Prune back extended lateral branches over garage by approx. 2m in length to reduce branch end weight.
(TPO no. 104)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02146/LP
Location : 21 Redwing Close
South Croydon
CR2 8QU
Proposal : Erection of single storey extension
Date Decision: 27.06.19

Ward : Selsdon Vale And Forestdale
Type: LDC (Proposed) Operations edged

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02464/TRE
Location : 245 Markfield
Court Wood Lane
Croydon
CR0 9HW
Proposal : Field Maple (T1) - Fell tree due to most appropriate long term management as situated to close to property and in contact with roof line and over shadows rear garden and kitchen. (TPO no. 2, 1967)
Date Decision: 28.06.19

Ward : Selsdon Vale And Forestdale
Type: Consent for works to protected trees

Consent Granted (Tree App.)

Level: Delegated Business Meeting

Ref. No. : 19/00662/DISC
Location : Rear Of 36 Beulah Road
Thornton Heath
CR7 8JE
Proposal : Discharge of Condition 6 - Construction Logistics Plan / Method Statement - of Planning Permission 16/05522/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats; provision of associated parking, provision of refuse and cycle storage
Date Decision: 25.06.19

Ward : Thornton Heath
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 19/01317/DISC
Ward : Thornton Heath

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Rear Of 36 Beulah Road
Thornton Heath
CR7 8JE
Type: Discharge of Conditions

Proposal : Discharge of Condition 4 - Contaminated Land - attached to Planning Permission 16/05522/FUL for Demolition of existing buildings, Erection of a three storey building comprising 6 one bedroom, and 3 two bedroom flats, provision of associated parking, provision of refuse and cycle storage

Date Decision: 25.06.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02161/CONR
Location : Grove Works, Land Adj 2A
Bensham Grove
Thornton Heath
CR7 8DA
Ward : Thornton Heath
Type: Removal of Condition

Proposal : Variation to approved scheme granted permission ref 18/02896/FUL planning permission for "demolition of existing buildings followed by a replacement building to accommodate 9 new apartments, amenity space, new landscaping" as previously amended under ref 19/00599/CONR. The amendments relate to condition 1 (approved drawings).

Date Decision: 03.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02190/GPDO
Location : 57 Grange Road
South Norwood
London
SE25 6TH
Ward : Thornton Heath
Type: Prior Appvl - Class A Larger House Extns

Proposal : Erection of single storey rear extension projecting out 4 metres with a maximum height of 3.42 metres (amended description).

Date Decision: 25.06.19

(Approval) refused

Level: Delegated Business Meeting

Ref. No. : 19/02309/DISC
Ward : Thornton Heath

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Grove Works, Land Adj 2A Type: Discharge of Conditions
Bensham Grove
Thornton Heath
CR7 8DA

Proposal : Details pursuant to condition 2 (external materials) and 6 (floor levels, boundary treatment, air handling) of minor material amendment application ref 19/02161/CONR granted for demolition of existing buildings followed by a replacement building to accommodate 9 new apartments, amenity space, new landscaping.

Date Decision: 05.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02372/GPDO
Location : 5 Camden Gardens
Thornton Heath
CR7 8AZ

Ward : Thornton Heath
Type: Prior Appvl - Class A Larger
House Extns

Proposal : Erection of single storey rear extension projecting out 6 metres with a maximum height of 3 metres

Date Decision: 28.06.19

Prior Approval No Jurisdiction (GPDO)

Level: Delegated Business Meeting

Ref. No. : 19/02762/DISC
Location : Development Site Rear Of 3 Heath Road
Thornton Heath
CR7 8NF

Ward : Thornton Heath
Type: Discharge of Conditions

Proposal : Discharge of Condition 7 (CO2 emissions reduction) attached to permission 18/05859/FUL for 'Erection of a semi-detached three storey building comprising of 2 x two bed and 1 x studio flats.'

Date Decision: 05.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 18/06181/FUL
Location : 13 Imperial Way
Croydon
CR0 4RR

Ward : Waddon
Type: Full planning permission

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : The erection of a single storey roof extension to provide additional B8 floorspace.

Date Decision: 28.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 18/06207/FUL

Ward : Waddon

Location : 73 Ravenswood Road
Croydon
CR0 4BL

Type: Full planning permission

Proposal : Erection of two storey three bedroom attached terraced house with accommodation in roofspace and associated cycle and refuse storage. Garage conversion to no.73.

Date Decision: 02.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/00982/FUL

Ward : Waddon

Location : 267 Violet Lane
Croydon
CR0 4HN

Type: Full planning permission

Proposal : Conversion of existing basement and garage into 1x self-contained residential dwelling with associated external alterations.

Date Decision: 04.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01678/CONR

Ward : Waddon

Location : 1 & 1A Benson Road
Croydon
CR0 4LR

Type: Removal of Condition

Proposal : Section 73 application seeking to remove condition 8 (Code for Sustainable Homes) of permission 10/00626/P for alterations to front building and conversion to form 6 one bedroom and 1 studio flats; erection of mansard roof extension and three-storey rear extension including basement; extension of existing rear building to provide 3 two-storey two-bedroom and 1 two storey one- bedroom houses; all arranged around a communal landscaped amenity area.

Date Decision: 05.07.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01891/HSE
Location : 8 Godson Road
Croydon
CR0 4LT
Proposal : Demolition of existing conservatory and erection of a single storey rear extension.
Date Decision: 04.07.19

Ward : **Waddon**
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01904/HSE
Location : 12 Waddon Way
Croydon
CR0 4HU
Proposal : Erection of single storey rear extension and porch
Date Decision: 05.07.19

Ward : **Waddon**
Type: Householder Application

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02047/DISC
Location : Unit 7B
Colonnades
619 Purley Way
Croydon
CR0 4RQ
Proposal : Discharge of Condition 13 (Employment Strategy for Unit 7B) attached to planning permission 17/03256/FUL for the demolition of existing public house and erection of a two-storey building for Class A3/A5 uses, including drive through restaurant, together with associated access and servicing arrangements; reconfigured car park layout; and associated works to building and site layout.
Date Decision: 27.06.19

Ward : **Waddon**
Type: Discharge of Conditions

Approved

Level: Delegated Business Meeting

Ref. No. : 19/02087/LP
Location : Gas Distribution Station
Factory Lane
Croydon
CR0 3RL
Proposal :
Date Decision: 27.06.19

Ward : **Waddon**
Type: LDC (Proposed) Operations edged

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Proposal : Removal of most above ground equipment and pipework, Dismantle of below ground concrete pits, Installation of above ground equipment (reduced in extension compared to the existing), Installation of 1 new kiosk (GPR material) to contain the pressure reduction equipment and, Installation of 1 new, smaller, Boiler House (GPR material), Other minor civil works including, but not limited to, underground cable ducts for the new equipment are required.

Date Decision: 28.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02095/CONR	Ward :	Waddon
Location :	Wing Yip Business Centre 544 Purley Way Croydon CR0 4RE	Type:	Removal of Condition

Proposal : Section 73 application seeking to vary condition 1 (approved drawings) attached to 18/02956/FUL for the proposed security hut including sanitary provision.

Date Decision: 27.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. :	19/02234/LP	Ward :	Waddon
Location :	4 Courtney Road Croydon CR0 4LS	Type:	LDC (Proposed) Operations edged

Proposal : Erection of a single storey rear extension

Date Decision: 25.06.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. :	19/02243/TRE	Ward :	Waddon
Location :	51 Old School Place Croydon CR0 4GA	Type:	Consent for works to protected trees

Proposal : T1: Lime - Crown clean. T3: Unknown species - Cut back to boundary. T4: Lime - Re-pollard. T6: Prunus - Crown reduce overall by 2m.
(TPO no. 7, 1999)

Date Decision: 28.06.19

Consent Granted (Tree App.)

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Level: Delegated Business Meeting

Ref. No. : 19/02785/DISC

Ward : Waddon

Location : Penshurst Place
90-92 Southbridge Road
Croydon
CR0 1AF

Type: Discharge of Conditions

Proposal : Detail pursuant to condition 11 (Construction management plan) of planning permission ref 18/05530/ful granted for demolition of existing building and construction of a new three-storey building to provide 8 flats.

Date Decision: 02.07.19

Approved

Level: Delegated Business Meeting

Ref. No. : 19/00846/FUL

Ward : Woodside

Location : 199-201A Albert Road
South Norwood
London
SE25 4JS

Type: Full planning permission

Proposal : Erection of a block of four apartments on the Albert Road frontage (2 x 1 bedroom and 2 x 2 bedroom) with a terrace of three dwellings to the rear (3 x 3 bedroom) following demolition of existing pair of semi detached properties on frontage and industrial building on the rear part of the site.

Date Decision: 25.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01367/HSE

Ward : Woodside

Location : 48D Birchanger Road
South Norwood
London
SE25 5BB

Type: Householder Application

Proposal : Erection of a single storey rear extension.

Date Decision: 24.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/01905/FUL **Ward : Woodside**
Location : 97 Birchanger Road **Type: Full planning permission**
South Norwood
London
SE25 5BH
Proposal : Change of use of the first floor from HMO (C4). to a 1 bed two person flat (C3).
Date Decision: 25.06.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/01924/HSE **Ward : Woodside**
Location : 5 Malcolm Road **Type: Householder Application**
South Norwood
London
SE25 5HE
Proposal : Erection of dormer extension in rear roofslope
Date Decision: 28.06.19

Withdrawn application

Level: Delegated Business Meeting

Ref. No. : 19/02111/FUL **Ward : Woodside**
Location : 230 Portland Road **Type: Full planning permission**
South Norwood
London
SE25 4SL
Proposal : Alterations to the facade, extension at second floor level to provide 1x2 bedroom flat, including alterations to the front and rear elevation & provision of cycle and refuse storage.
Date Decision: 28.06.19

Permission Granted

Level: Delegated Business Meeting

Ref. No. : 19/02157/FUL **Ward : Woodside**
Location : 51A Woodside Green **Type: Full planning permission**
South Norwood
London
SE25 5HQ
Proposal : Loft conversion to form a duplex flat and insertion of 4 roof lights.
Date Decision: 03.07.19

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : Land To The Rear Of 9-17 Campbell Road Type: Discharge of Conditions
Croydon
CR0 2SQ

Proposal : Discharge of condition 2 (intrusive site investigation) pursuant to planning permission 17/06194/FUL for the demolition of all existing buildings and the erection of a part two/part four storey building consisting of 8 x three bedroom flats, 6 x two bedroom flats and 8 x one bedroom flats, with associated refuse and cycle storage and the provision of a new access road and 13 car parking spaces.

Date Decision: 28.06.19

Part Approved / Part Not Approved

Level: Delegated Business Meeting

Ref. No. : 19/02300/DISC **Ward : West Thornton**
Location : 702 Mitcham Road Type: Discharge of Conditions
Croydon
CR0 3AB

Proposal : Discharge of Conditions 1, 2, 3, and 9 attached to planning permission ref 17/04874/FUL for Demolition of the existing temporary building and erection of a four storey building comprising 5 x 2 bedroom flats 4 x 1 bedroom flats and provision of associated car parking, bicycle storage, refuse storage and landscaping works

Date Decision: 25.06.19

Not approved

Level: Delegated Business Meeting

Ref. No. : 19/02381/FUL **Ward : West Thornton**
Location : 812 London Road Type: Full planning permission
Thornton Heath
CR7 7PA

Proposal : Conversion of single flat into two self-contained flats. Ground floor rear extension and a two-storey rear extension.

Date Decision: 04.07.19

Permission Refused

Level: Delegated Business Meeting

Ref. No. : 19/02419/LP **Ward : West Thornton**
Location : 5 Jamaica Road Type: LDC (Proposed) Operations
Thornton Heath edged
CR7 7HD

Proposal : Erection of a single storey rear extension and extension to existing dormer extension on outrigger

Appendix 1 - Decisions (Ward Order) since last Planning Control Meeting as at: 8th July 2019

Location : 25 Rosecourt Road
Croydon
CR0 3BS
Type: LDC (Proposed) Operations
edged

Proposal : Erection of a dormer extension in the rear roofslope and provision of 2 rooflights in the front elevation.

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

Ref. No. : 19/02906/LP
Location : 32 Leander Road
Thornton Heath
CR7 6JU
Type: LDC (Proposed) Operations
edged
Ward : **West Thornton**

Proposal : Rear L-shaped dormer and 2 front rooflights.

Date Decision: 03.07.19

Lawful Dev. Cert. Granted (proposed)

Level: Delegated Business Meeting

PLANNING COMMITTEE AGENDA

18th July 2019

Part 8 Other Planning Matters

Item 8.1

<p>Report of: Head of Development Management</p> <p>Author: Pete Smith</p>	<p>Title: Planning Appeal Decisions (June 2019)</p>
--	--

1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Housing, Communities and Local Government.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Planning Committee, Planning Sub Committee or by officers under delegated powers. It also advises on appeal outcomes following the service of a planning enforcement notice.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. APPEAL DECISIONS

- 2.1 The following appeal decisions have been received by the Council during the reporting period.

<i>Application Nos:</i>	<i>18/00075/FUL</i>
<i>Site:</i>	<i>97A Central Hill, Upper Norwood, SE19 1BY</i>
<i>Proposed Development:</i>	<i>Installation of side doorway</i>
<i>Decision:</i>	<i>REFUSE PLANNING PERMISSION</i>
<i>Appeal Method:</i>	<i>WRITTEN REPRESENTATIONS</i>
<i>Inspector's Decision</i>	<i>DISMISSED</i>
<i>Case Officer</i>	<i>Daniella Ellis</i>
<i>Ward</i>	<i>Crystal Palace and Upper Norwood</i>

- 2.2 This property is located in the Harold Road Conservation Area and whilst the Council refused planning permission for the new doorway and formation of two studio units, the Planning Inspector was clear that the application only related to the doorway. He advised that the Council would be open to enforce against any alleged breach of planning control (in respect of the two residential units) if it was satisfied that a breach of planning control had taken place and that there was good reason for doing so.

- 2.3 The main issues in this case related to the effect of the development on the character and appearance of the conservation area and the effect of the new access door on the safety and security of the occupier of the unit. Whilst the door is fabricated using UPVC, the Planning Inspector was content that as the installation was to the side of the property and not overly visible from the frontage, the development caused only a neutral effect on the character and appearance of the conservation area.
- 2.4 He was more concerned about the safety of the access for the occupier of the unit it serves. The doorway opens out onto a narrow alleyway which serves as an access to a car body repair shop and he was concerned that there was insufficient width in the access for a person to step out through the doorway and still allow for a vehicle to pass. He therefore concluded that the doorway and use of this access significantly increased the risk of pedestrian and vehicular collisions.
- 2.5 The appeal was DISMISSED. Officers are now determining how best to deal with the breach of planning control.

Application No: 18/04970/FUL
Site: Glendale, Mowbray, Upper Norwood SE19 2RN
Proposed Development: Erection of a rear roof extension
Decision: REFUSE PLANNING PERMISSION
Appeal Method: WRITTEN REPRESENTATIONS
Inspector's Decision: DISMISSED
Case Officer: Victoria Bates
Ward: Crystal Palace and Upper Norwood

- 2.6 The main planning issues in this case involved the effect of the rear roof extension on the character and appearance of the area.
- 2.7 The site is a relatively modern, detached two storey property located adjacent to the Church Road Conservation Area. The proposal involved a full width rear roof extension (removing hipped roof features also). The Planning Inspector noted that neighbouring properties had been retained (largely unaltered) and he referred to the former SPD2 which advised that rear roof extension should not normally be designed as full width and that hip to gable extensions would not normally be permitted,
- 2.8 He was concerned that the roof extension would have been visible between the houses nearby and would have been visibly unsympathetic to the immediate area
- 2.9 The appeal was DISMISSED.

Application No: 18/01213/FUL
Site: The Welcome Inn, 300 Parchmore Road, CR7 8HB
Proposed Development: Erection of single storey rear

Decision:	extension to existing outbuilding and partial demolition of existing rear addition in connection with the conversion of the upper floors to 4x1 bed flats along with the retention of the public house (at ground floor and basement)
	PLANNING PERMISSION
	REFUSED (Planning Committee – Overturn)
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector’s Decision	ALLOWED
Case Officer	Chris Grace
Ward	Thornton Heath

2.10 The main issue in this case was whether the scheme would have suitably protected the long-term viability of the public house; the scheme sought planning permission to alter the layout of the public house (including reduced floorspace) to allow for improved access to the proposed upper floor flats.

2.11 The upper floor is currently in use as an HMO and the scheme also sought planning permission for the conversion of the property to provide self-contained residential accommodation in the form of 4x1 bed flats. Whilst the Planning Inspector accepted that the overall floorspace for the public house would have been reduced by 26%, even with evidence submitted by third parties he was satisfied that there was no substantive reason to conclude that the public house would not continue to operate as a viable concern.

2.12 The loss of the HMO was raised by third parties and he noted that the London Plan HMO policy only seeks a general requirement (rather than being mandatory) to protect HMOs. In any case, he accepted that the residential units would make a useful contribution to general housing delivery and a wider mix of accommodation.

2.13 The appeal was ALLOWED.

Application No:	18/04734/FUL
Site:	206 Norbury Crescent, SW16 4JY
Proposed Development:	Erection on a two-storey side and rear extension and single storey rear extension in connection with the conversion of the property into 5 flats (4x1 bed and 1x2 bed)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector’s Decision	DISMISSED
Case Officer	Wayne Spencer
Ward	Norbury and Pollards Hill

- 2.12 The main issues in this case were the proposed housing mix, the overall size of individual flats, the lack of amenity space for each of the units and the capacity for adequate refuse storage.
- 2.13 The Planning Inspector accepted that the property was a 3 bedroom unit (as originally built) and therefore was not satisfied with the proposed mix of accommodation and supported the Council's desire to retain small family accommodation.
- 2.14 As regards overall size of individual units, he was satisfied that the units would have all complied with the space standards and did not agree with the Council that the ground floor 1 bed (1 person) unit had been designed to avoid overall non-compliance.
- 2.15 Only the 2 bed (3 person) unit had access to private amenity space and whilst none of the other units would have benefitted from private amenity, he was satisfied that the large communal garden to the rear could have been subdivided or maintained as a large communal garden for residents. Whilst he accepted that the scheme did not comply with policy, he was not convinced that harm would have been caused for future residents. He was also satisfied that refuse storage arrangements could be suitably managed through the use of planning conditions and did not accept the Council's view that the storage area was in excess to the 20 metre drag distance bearing in mind that a refuse collection area had been proposed.
- 2.16 The appeal was DISMISSED.

Application No:	18/04411/GPDO
Site:	382 Selsdon Road, CR2 7AB
Proposed Development:	Erection of a 6 metre-deep extension (with pitched roof) to replace existing conservatory
Decision:	REFUSE PRIOR APPROVAL
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Hayley Crabb
Ward	South Croydon

- 2.18 The main issue in this case was the effect of the single storey extension on the immediate neighbours.
- 2.19 The property forms part of a semi-detached pair and whilst the Planning Inspector accepted that the extension would have been larger than the conservatory it was proposed to replace, he was satisfied that parts of the proposed extension would have been lower than the existing structure and would have been partially obscured by existing fences (especially from the adjoining property at 284 Selsdon Road). He was satisfied that the scheme would not have caused undue harm and therefore the appeal was ALLOWED.

Application No:	18/04907/HSE
Site:	16 Kings Walk, CR2 9BS
Proposed Development:	Erection of a part single, part two storey side extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Violet Dixon
Ward	Sanderstead

2.20 The main issue in this case was the effect of the two-storey side extension on the amenities of the immediate neighbour (18 Kings Walk). The Council had previously granted planning permission for a two-storey side extension and this new proposal sought an enlarged extension – with a further extension at ground floor level.

2.21 The appeal property is set back from the front building line of the adjacent property and in effect, the rear elevation of 18 Kings Walk is in line with the front elevation of the appeal property. The Planning Inspector was satisfied with the separation between the proposed ground floor extension and the neighbour, with fences helping to mitigate the impact of the relatively large ground floor extension.

2.22 The appeal was therefore ALLOWED.

Application No:	18/04801/FUL
Site:	30 Croham Road, CR2 7BA
Proposed Development:	Erection of a rear roof extension
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	ALLOWED
Case Officer	Violet Dixon
Ward	South Croydon

2.23 The main issue in this case was the effect of the rear roof extension on the character and appearance of the property and its immediate surrounding.

2.21 The appeal property is a mid-terraced property with a two-storey outrigger (used as two flats – and therefore outside permitted development). Whilst the Planning Inspector accepted that the proposed rear dormer would not have complied with the SPD (on house extensions) he was satisfied that there was varied character in the vicinity with a number of properties having been extended in similar forms.

2.22 He therefore concluded that the proposed extension would not have been harmful to the character and appearance of the area and the appeal was therefore ALLOWED. This is an interesting decision which links extensions requiring planning permission with extensions to other properties which

were able to be undertaken under permitted development. This inevitably leads to a variety of roof forms which was considered critical in this particular case.

Application No:	18/02370/FUL
Site:	7 Leicester Road, Croydon, CR0 6EB
Proposed Development:	Erection of single storey rear extensions and a rear roof extension in connection with the conversion of the property into 3 flats (1x2 bed and 2x1 bed)
Decision:	REFUSE PLANNING PERMISSION
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED
Case Officer	Wayne Spencer
Ward	Addiscombe West

2.22 The main issues in this case included the following:

- The quality of the development for future occupiers (as regards the quality of outdoor amenity space)
- Whether there was sufficient space for refuse storage
- The effect of the extensions on the character and appearance of the area.

2.23 Only the ground floor flat would have benefited from private amenity space and whilst the upper floor units were slightly oversized, the Planning Inspector was concerned that the other units would not have had access to any private amenity space. In this case, no communal provision was proposed either.

2.24 He also questioned whether there would be adequate space to store refuse within the front garden area (to accommodate the various refuse requirements) and was not prepared to impose a condition requiring details (preferring instead to have the details indicated "upfront").

2.25 As regards the appearance and design of the rear mansard extension, he did not feel that the extension would have been overly prominent – especially with the obscuring effect of the two storey outrigger. Whilst he accepted that the scheme would have run contrary to the former SPD (2006) he concluded that the rear roof extension would not have visually dominated the appearance of the host property.